

**RUSH  
WITT &  
WILSON**



**1a Swan Street, Wittersham, Tenterden, TN30 7PH**  
**Offers In The Region Of £599,950**

**Rush Witt & Wilson are pleased to offer this attractive detached family home occupying a highly sought after lane location within the heart of the popular village of Wittersham.**

**The well-proportioned accommodation is arranged over two floors and comprises of an entrance hallway, cloakroom, newly fitted kitchen, utility room, dining room, living room with log burning stove and conservatory the ground floor. On the first floor are four bedrooms, the main with an en-suite and the family bathroom. Outside the property offers a gated driveway providing off road parking for a number of cars, an attached double garage and established gardens to the front and rear. Offered to the market CHAIN FREE.**

**The vendor's sole agents would advise early inspection to fully appreciate the merits of this fantastic home. For further information and to arrange a viewing please call our Tenterden office on 01580 762927.**



### **Entrance Hallway**

With part decorative glazed entrance door and window to the first elevation, stairs rising to the first floor with fitted storage cupboard beneath, radiator and doors to:

### **Cloakroom**

Fitted with a white suite comprising low level W.C, wall mounted wash hand basin with tiled splash-back, radiator and obscured glazed window to the front elevation.

### **Living Room**

16'10 max x 12'11 (5.13m max x 3.94m)

With two windows to the front elevation, exposed brick feature fireplace with inset log burning stove, radiator, door from the entrance hallway and double doors leading through to:

### **Dining Room**

10'11 x 9'8 (3.33m x 2.95m)

With door to the kitchen, radiator, space for table and chairs and glazed patio doors leading through to:

### **Conservatory**

12'4 x 11'4 (3.76m x 3.45m)

Being fully double glazed with a range of windows, tiled flooring and glazed double doors allowing access through to the garden.

### **Kitchen**

11'0 x 9'8 (3.35m x 2.95m)

Fitted with a range of shaker style cupboard and drawer base units with matching wall mounted cupboards, complementing woodblock effect work surface with inset 1.5 bowl sink/drainage unit and tiled splash-back, inset Bosch electric hob with integrated Bosch oven beneath and extractor canopy above, space and point for low level fridge/freezer, space and point for dishwasher, window to the rear elevation overlooking the garden and door to:

### **Utility Room**

9'8 x 5'4 (2.95m x 1.63m)

With window to the rear elevation, part glazed door to the side allowing access to the garden, fitted base cupboard with

worksurface above, inset sink/drainage unit and tiled splash-back, space and plumbing for washing machine, wall mounted gas fired (LPG) boiler, space and point for further free standing appliances.

### **First Floor**

#### **Landing**

Being part galleried with stairs rising from the entrance hallway, window to the side elevation, radiator, airing cupboard housing insulated hot water tank, access to loft space and doors to:

#### **Bedroom 1**

12'11 x 9'8 (3.94m x 2.95m)

With window to the rear elevation, two double fitted wardrobes, radiator and door to:

#### **En-Suite Bathroom**

Fitted with a white suite comprising low level W.C, pedestal wash-hand basin, panelled bath with fitted shower screen, cork tiled flooring, part tiled walls, radiator and obscured glazed window to the rear elevation.

#### **Bedroom 2**

12'11 x 8'5 (3.94m x 2.57m)

With window to the front elevation and radiator.

#### **Bedroom 3**

9'4 x 8'5 (2.84m x 2.57m)

With window to the front elevation and radiator.

#### **Bedroom 4**

8'8 x 6'1 (2.64m x 1.85m)

With window to the front elevation, double fitted wardrobe and radiator.

#### **Family Bathroom**

Fitted with a white suite comprising low level W.C, pedestal wash-hand basin, panelled bath with fitted shower screen, cork tiled flooring, part tiled walls, two radiators and obscured glazed window to the rear elevation.

### **Outside**

### **Gardens**

To the front a wooden five bar gate opens to a generous driveway providing turning space/off road parking for several vehicles and access to the attached double garage, to one side is an area of lawn being bordered with a selection of beds planted with a mixture of established roses, mature shrubs and seasonal flowers. Gated side to both sides leads to:

The established rear garden offers a large paved patio area offering a perfect space for outside dining/entertaining which leads to good sized area of lawn being bordered and interspersed with range of established beds planted with a selection of mature shrubs, roses and seasonal flowers. There is also a further paved seating area and log store to one side of the property.

#### **Attached Double Garage.**

15'11 x 15'5 (4.85m x 4.70m)

With double up and over door to the front elevation, window and part glazed door to the rear, light and power connected.

#### **Agent Note**

Council Tax Band: F

These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. It should not be assumed that the property has all necessary planning, building regulation or other consents. None of the services or appliances mentioned in these sale particulars have been tested.

Rush Witt & Wilson advise all prospective purchasers should satisfy themselves by full inspection, survey, searches/enquiries and professional advice about all relevant aspects of the property. The text, photographs and floor plans are for guidance only and the measurements quoted are approximate and should not be relied upon for any other purpose.



TOTAL FLOOR AREA : 1775sq.ft. (164.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
	61		
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E	40	(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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