

**RUSH
WITT &
WILSON**



**33 Gatefield Cottages, Halden Lane, Rolvenden, Kent TN17 4JH
Offers In The Region Of £265,000**

Rush Witt & Wilson are pleased to offer this well presented semi-detached home occupying a lane location within the popular village of Rolvenden. The accommodation is arranged over two floors and comprises of an living/dining room with log burner, kitchen and shower room on the ground floor. On the first floor are two bedrooms. Outside the property offers an gravelled driveway to the front providing off road parking for two cars and an established rear garden with large patio area. Cranbrook School Catchment Area. For further information and to arrange a viewing please call our Tenterden office on 01580 762927.

Living/Dining Room

14'1 max x 11'5 (4.29m max x 3.48m)

Being double aspect with windows to the front and side elevation, part glazed entrance door, exposed brick feature fireplace with inset log burning stove and fitted storage cupboard to one side, radiator, under stairs storage cupboard and connecting door to:

Kitchen

10'10 x 7'11 (3.30m x 2.41m)

Fitted with a range of traditional styled cupboard and drawer base units with matching wall mounted cupboards, complimenting work surface with tiled splash back, inset 1.5 bowl stainless steel sink/drainer unit with mixer tap, inset four ring gas hob with integrated oven beneath and extractor canopy above, space and point for free-standing fridge/freezer, space and plumbing for washing-machine, cupboard housing wall mounted Worcester Bosch gas fired boiler (fitted in 2017) and window to the rear elevation overlooking the garden. Door to:

Rear Lobby

With stairs rising to the first floor, radiator, door to the side elevation allowing access to the garden and further door to:

Shower Room

Fitted with a modern white suite comprising of low level W.C, 'white gloss' vanity unit with inset wash-hand basin and storage beneath, corner shower with sliding doors, fully tiled walls, radiator and obscured glazed window to the side elevation.

First Floor**Landing**

With stairs rising from the Rear Lobby, access to loft space and doors to:

Bedroom 1

13'6 x 11'10 max (4.11m x 3.61m max)

With window to the side elevation, range of fitted wardrobes, fitted dressing table and radiator.

Bedroom 2

11'10 x 8'8 (3.61m x 2.64m)

Currently utilised as a study with window to the side elevation, fitted wardrobe and radiator.

Outside**Garden**

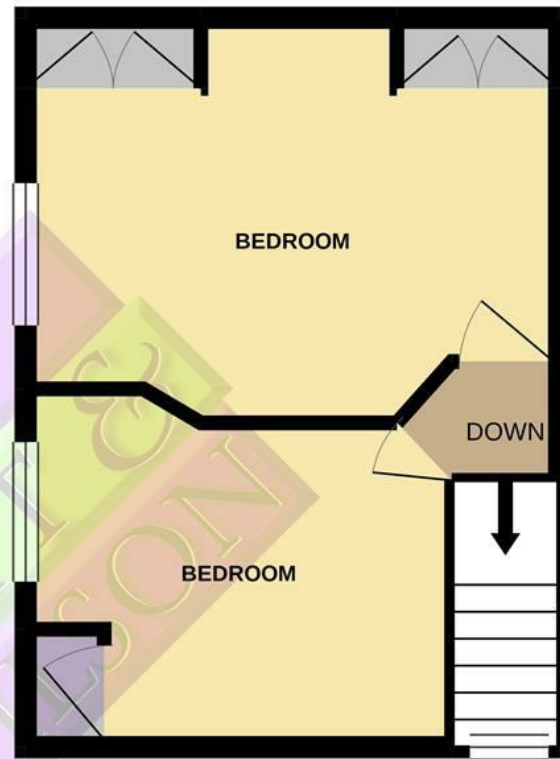
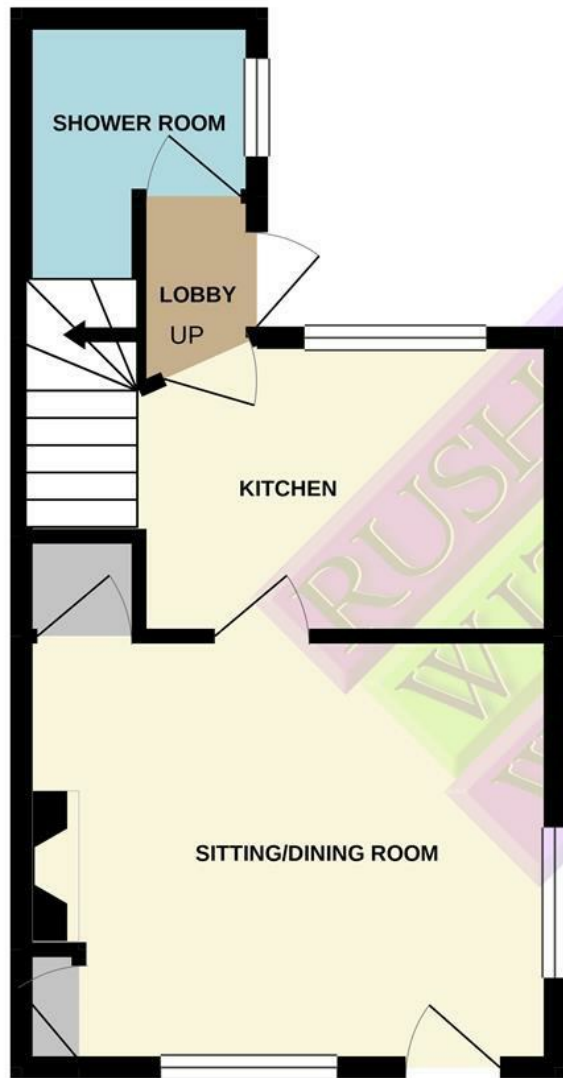
To the front a generous gravelled driveway provides off road parking for two cars with a small bed abutting the front of the property planted with a selection of seasonal flowers. Gated side access leads to:

To one side there is an timber gardens store with light and power connected and pergola covered pathway leading to a good sized paved patio offering the perfect space for outside dining and entertaining, there is brick built out-house with light and power connected, a log store, potting shed and a level area of lawn being boarded with a selection of well stocks beds planted with a mixture of mature shrubs and seasonal flowers.

Agent Note

None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.



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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