

**RUSH  
WITT &  
WILSON**



**5 Coombelands, Wittersham, Kent TN30 7NU  
Offers In The Region Of £495,000**

Rush Witt & Wilson are pleased to offer this well presented detached family home occupying a popular cul-de-sac location in the village of Wittersham. The well-proportioned accommodation is arranged over two floors and comprises of an entrance hallway, cloakroom, living room with log burning stove and kitchen/dining room with direct access to the garden on the ground floor. Whilst on the first floor are four bedrooms and the family bathroom. Outside there is an integral single garage, generous driveway and a good sized rear garden with a delightful pergola covering patio area. Further benefits include oil fired central heating and upvc double glazing through-out. For further information and to arrange a viewing please call our Tenterden office on 01580762927

#### **Entrance Hallway**

With obscured glazed entrance door and full height window to the side elevation, stairs rising to the first floor with fitted storage cupboard beneath, laminate flooring, radiator and connecting door to the integral garage. Further doors leading to:

#### **Cloakroom**

Fitted with a contemporary suite comprising low level W.C with concealed cistern, wall mounted wash-hand basin with storage cupboard beneath, heated towel rail, obscured glazed window to the side elevation, fully tiled walls and flooring.

#### **Living Room**

18'1 x 11'11 (5.51m x 3.63m)

With window to the front elevation, free standing log burning stove with slate hearth and decorative slate effect wall tiles, laminate flooring and radiator.

#### **Kitchen/Dining Room**

20'9 max x 9'9 max (6.32m max x 2.97m max)

Fitted with a range of 'white gloss' cupboard and drawer base units with matching wall mounted cupboards, complementing work surface with matching splash-back and inset sink/drainage unit, space and point for electric cooker with extractor canopy above, integrated low level fridge, integrated

pull out bin/recycle cupboard, space and point for dishwasher, recessed ceiling spot lights, space and table and chairs, radiator, two window to the rear elevation and glazed door allowing access to the garden.

#### **First Floor**

##### **Landing**

With stairs rising from the entrance hallway, access to loft space and connecting doors to:

##### **Bedroom 1**

15'5 x 12'0 (4.70m x 3.66m)

With window to the front elevation and radiator.

##### **Bedroom 2**

10'8 x 8'6 (3.25m x 2.59m)

With window to the front elevation, range of fitted wardrobes and radiator.

##### **Bedroom 3**

10'2 x 9'10 (3.10m x 3.00m)

Being double aspect with windows to the side and rear elevations, fitted wardrobe with mirrored sliding doors and radiator.

##### **Bedroom 4**

9'11 x 8'2 (3.02m x 2.49m)

With window to the rear elevation, radiator and shelved airing cupboards housing insulated hot water tank.

##### **Bathroom**

Fitted with a contemporary white suite comprising low level W.C, white gloss vanity unit with inset wash-hand basin and cupboard beneath, panelled bath with mixer tap and hand held shower attachment, corner shower cubicle with fitted power shower, sliding doors, heated towel rail, obscured glazed window to the side elevation, fully tiled walls and flooring.

##### **Outside**

##### **Integral Single Garage**

16'3 x 8'7 (4.95m x 2.62m)

With up and over door to the front elevation, window to the

side, tiled flooring, space and plumbing for washing-machine, space and points for further free standing appliances.

##### **Gardens**

To the front a generous block paved driveway providing off road parking and access to the integral garage, to one side a area of lawn being bordered with beds planted with a selection of mature shrubs and seasonal flowers. A pathway leading to the left hand side of the property proceeds to the front door and gated access through to the rear garden.

The rear garden is a particular feature of the property and offers a delightful pergola covered patio area abutting the rear of the property accessed from the Kitchen/Dining Room offering a perfect space for outside dining and entertaining. This leads to a good sized level area of lawn being bordered with a selection of established and well stocked beds planted with a mixture of mature shrubs and seasonal flowers. To the end of the garden is a useful timber garden store and children's tree-house/play house with log store beneath. To one side of the property is the floor standing oil fired boiler and a useful lean-to.

##### **Agent Note**

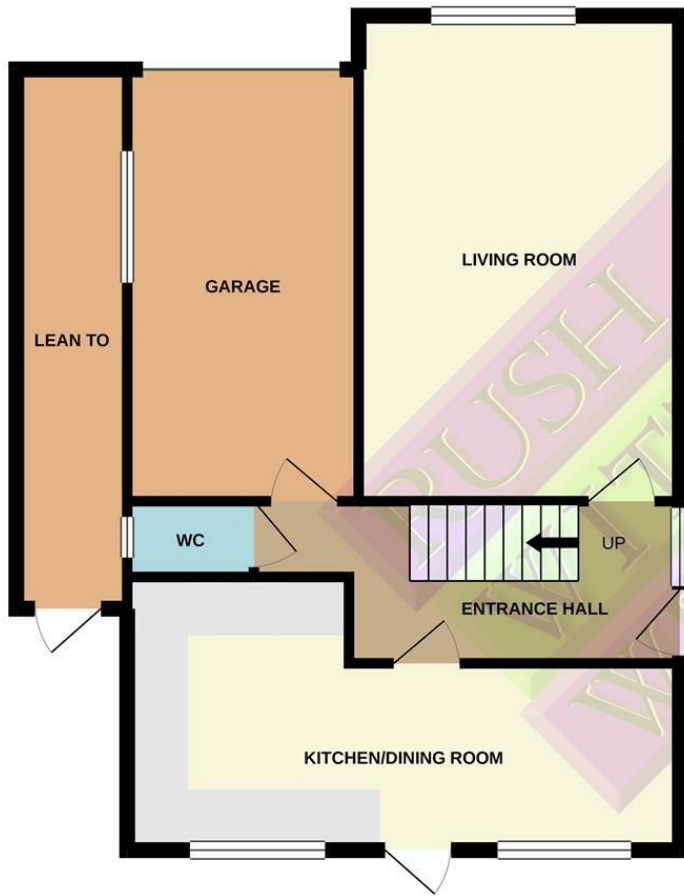
Council Tax Band: E

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.

GROUND FLOOR

1ST FLOOR



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	
Current	Potential
Very energy efficient - lower running costs	
(92-100) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>81</b>	<b>47</b>
EU Directive 2002/91/EC	EU Directive 2002/91/EC
England & Wales	England & Wales

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

