RUSH WITT & WILSON

River Mews, Rhee Wall Road, Brenzett, Kent TN29 9UG
Prices from £429,950

*** ONLY ONE HOUSES REMAINING/READY TO MOVE IN - CALL OUR TENTERDEN BRANCH TO ARRANGE A VIEWING. ***

Rush Witt & Wilson are pleased to offer an exciting opportunity to purchase one of just six newly constructed detached family homes finished to a high standard occupying a semi-rural setting on the outskirts of Brenzett. Constructed by BGN Developments these well-proportioned homes offer accommodation arranged over two floors comprises of an entrance hallway, cloakroom, living/dining room with adjoining kitchen with direct access to the garden on the ground floor. On the first floor are three double bedrooms, the main with an en-suite shower room, a study/bedroom 4 and the family bathroom. Outside the property offers off road parking to the front, an internal single garage and an enclosed rear garden with patio. Further benefits include an air source heat pump heating system and an 10 year Protek builders warranty. Offered to the market CHAIN FREE. A viewing is highly recommended to fully appreciate the fantastic accommodation this new home has to offer. For further information and to arrange a viewing please call our Tenterden office on 01580 762927.

Entrance Hallway
With part glazed entrance door to the front elevation, stairs rising to the first floor, radiator and solid oak doors leading to:

Cloakroom
Modern suite comprising low level W.C, wall mounted 'grey gloss' vanity unit with inset wash-hand basin and draw beneath, radiator and obscured glazed window to the front elevation.

Living/Dining Room
16'4 x 14'10 (4.98m x 4.52m)
With window to the rear elevation, double doors allowing access to the garden, under-stairs storage cupboard and radiator.

Open plan to:

Kitchen
13'4 x 9'5 (4.06m x 2.87m)
Fitted with a range of 'grey gloss' cupboard and drawer base units with matching wall mounted cupboards, complementing work surface with matching splash-back and inset 1.5 bowel stainless steel sink/drainer unit, inset four ring AEG electric induction hob with white gloss back plate and stainless steel extractor canopy above, upright unit housing integrated AEG double oven, integrated Blomberg fridge/freezer, integrated Blomberg dishwasher, space and plumbing for washing machine, under cabinet LED lighting, breakfast bar, recessed ceiling spot lights, window to the front elevation and door to the side allowing access to the garden.

First Floor

Landing
Part gallieried landing with stairs rising from the entrance hallway, fitted storage cupboard, access to loft space and connecting doors to:

Master Bedroom
14'0 x 10'4 (4.27m x 3.15m)
With window to rear elevation, two fitted double wardrobes, radiator and sold oak door to:

En-Suite Shower Room
Modern suite comprising low level W.C, wall mounted 'grey gloss' vanity unit with inset wash-hand basin and draw beneath, large walk in shower cubicle, heated towel rail, part tiled walls, tiled flooring and obscured glazed window to the rear elevation.

Bedroom 2
11'10 x 9'9 (3.61m x 2.97m)
With window to rear elevation and radiator.

Bedroom 3
9'10 x 9'1 (3.00m x 2.77m)
With window to the front elevation enjoying pleasant rural views and radiator.

Study/Bedroom 4
9'9 x 5'9 (2.97m x 1.75m)
With window to the side elevation and radiator.

Family Bathroom
Modern suite comprising low level W.C, wall mounted 'grey gloss' vanity unit with inset wash-hand basin and draw beneath, panelled bath with mixer tap and fixed shower and screen, heated towel rail, part tiled walls, tiled flooring and obscured glazed window to the front elevation.

Outside

Integral Garage
22'10 x 9'9 (6.96m x 2.97m)
With up and over door to the front elevation, window to the side, personal door to the rear, pressurised hot water tank, light and power connected.

Garden
To the front a driveway provides off road parking and access to the integral garage with gated side access which leads to:

The rear garden offers a generous paved patio area accessed from the Living/Dining Room offering the perfect space and outside dining and entertaining, this leads to an area of level lawn bordered either side with close-board fencing and post and rail fencing to the rear.

Agent Note
Please note all photographs are of Plot 6 (Show Home)

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 also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose. None of the services or appliances mentioned in these sale particulars have been tested

*** Please note the property benefits from its own private drainage system in the rear garden. ***

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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The Property Ombudsman
Relocation agent network