

**RUSH  
WITT &  
WILSON**



**5 Drury Road, Tenterden, Kent TN30 6QG  
Offers In The Region Of £730,000**

**Rush Witt & Wilson are pleased to offer this simply stunning and extremely well presented detached family home offering good sized gardens believed to measure 0.22 of an acre (tbv) and occupying an extremely sought after 'tucked away' cul-de-sac setting within walking distance of local fields and the tree lined Tenterden High Street.**

**The well-proportioned accommodation has been beautifully renovated by the current owners and comprises of entrance porch, hallway, cloakroom, study/bedroom 4, utility room, spacious living room with log burning stove and a stunning kitchen/dining room with direct access to the gardens on the ground floor. On the first floor are three generous bedrooms, the main with an en-suite shower room and the family bathroom. Outside the property benefits from simply stunning established gardens to the rear and side and off road parking for a number of cars.**

**Further benefits include solar panels, newly installed gas fired boiler and replacement UPVC windows and doors through-out. A full inspection is highly recommended by the Vendor's sole agents to fully appreciate the merits of this property's lovely location, stunning accomdation and beautiful gardens. For further information and to arrange a viewing please call our Tenterden office on 01580 762927.**



### **Entrance Porch**

With part obscured glazed entrance door and window to the front elevation, oak glazed door opening through to:

### **Hallway**

With wood effect laminate flooring, radiator, glazed oak sliding door through to the kitchen/dining room and oak doors to:

### **Study/Bedroom 4**

7'11 x 9'6 (2.41m x 2.90m)

With window to the front elevation and radiator.

### **Utility Room**

7'11 x 9'1 max (2.41m x 2.77m max )

Fitted with a range of base cupboard units with work surface over and inset 1.5 bowl stainless steel sink unit, space and plumbing for washing machine, space and point for free standing fridge/freezer, fitted storage cupboard, recessed ceiling spotlights, wood effect laminate flooring, radiator and part glazed door allowing access to the garden.

### **Cloakroom**

Fitted with a modern suite comprising low level W.C, grey gloss vanity unit with inset wash-hand basin and fitted storage beneath, stainless steel heated towel rail, recessed ceiling spot lights, wood effect laminate flooring and obscured glazed window to the rear elevation.

### **Kitchen/Dining Room**

20'4 x 14'6 max (6.20m x 4.42m max)

This stunning room is extensively fitted with a range of green shaker style cupboard and drawer base units with complementing woodblock work surface and matching splash-backs, inset grey composite 1.5 bowel sink/drain unit, inset induction hob with glass back plate, integrated low level double oven beneath and stainless steel extractor canopy above, integrated dishwasher, range of grey shaker style upright cupboards with space and point for American style fridge/freezer, space for table and chairs, wood effect laminate flooring, recessed ceiling spotlights, stairs rising to the first floor, two windows the rear elevations and glazed double doors allowing access through to the garden. Glazed oak door to:

### **Living Room**

19'10 x 14'10 (6.05m x 4.52m)

Being double aspect with windows to the front and side elevations, the latter enjoying views over the gardens, two radiators, glazed oak door from the hallway and free standing log burning stove.

### **First Floor**

#### **Landing**

With stairs rising from the kitchen/dining room, access to loft space, radiator and doors to:

#### **Master Bedroom**

15'3 max x 14'1 (4.65m max x 4.29m)

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

#### **En-Suite Shower Room**

Fitted with a modern white suite comprising low level W.C, white gloss vanity unit with inset wash-hand basin and fitted storage beneath, large corner shower cubicle with sliding door, stainless steel towel rail, recessed ceiling spotlights, wood effect flooring and obscured glazed window to the front elevation,

#### **Bedroom 2**

11'8 max x 14'1 (3.56m max x 4.29m)

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

#### **Bedroom 3**

14'1 x 6'4 (4.29m x 1.93m)

Being triple aspect with windows to the front and rear and feature window to the side elevation, radiator.

#### **Family Bathroom**

Fitted with a modern white suite comprising low level W.C, matt grey vanity unit with inset wash-hand basin and fitted storage beneath, panelled bath with mixer tap, shower over and fitted folding screen, stainless steel towel rail, recessed ceiling spotlights and obscured glazed window to the rear elevation,

### **Outside**

### **Gardens**

To the front a generous brick paved driveway to the front providing off road parking for a number of cars being bordered with a selection of beds planted with a mixture of established shrubs and seasonal flowers. Gated access to both sides leads to:

The well-stocked and good sized side and rear gardens are a real feature of the property and area believed to measure 0.22 of an acre (tbv) and offering an 'idyllic' wildlife haven. Abutting the rear and side of the property is a paved patio area offering a perfect space for outside dining/entertaining with a useful timber garden store to one side, steps boarded with established beds lead to a raised area of lawn with a detached timber summer house, this gently slopes down to a good sized area of lawn bordered with a range of established beds planted with a mixture of mature shrubs, trees and seasonal flowers.

### **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.

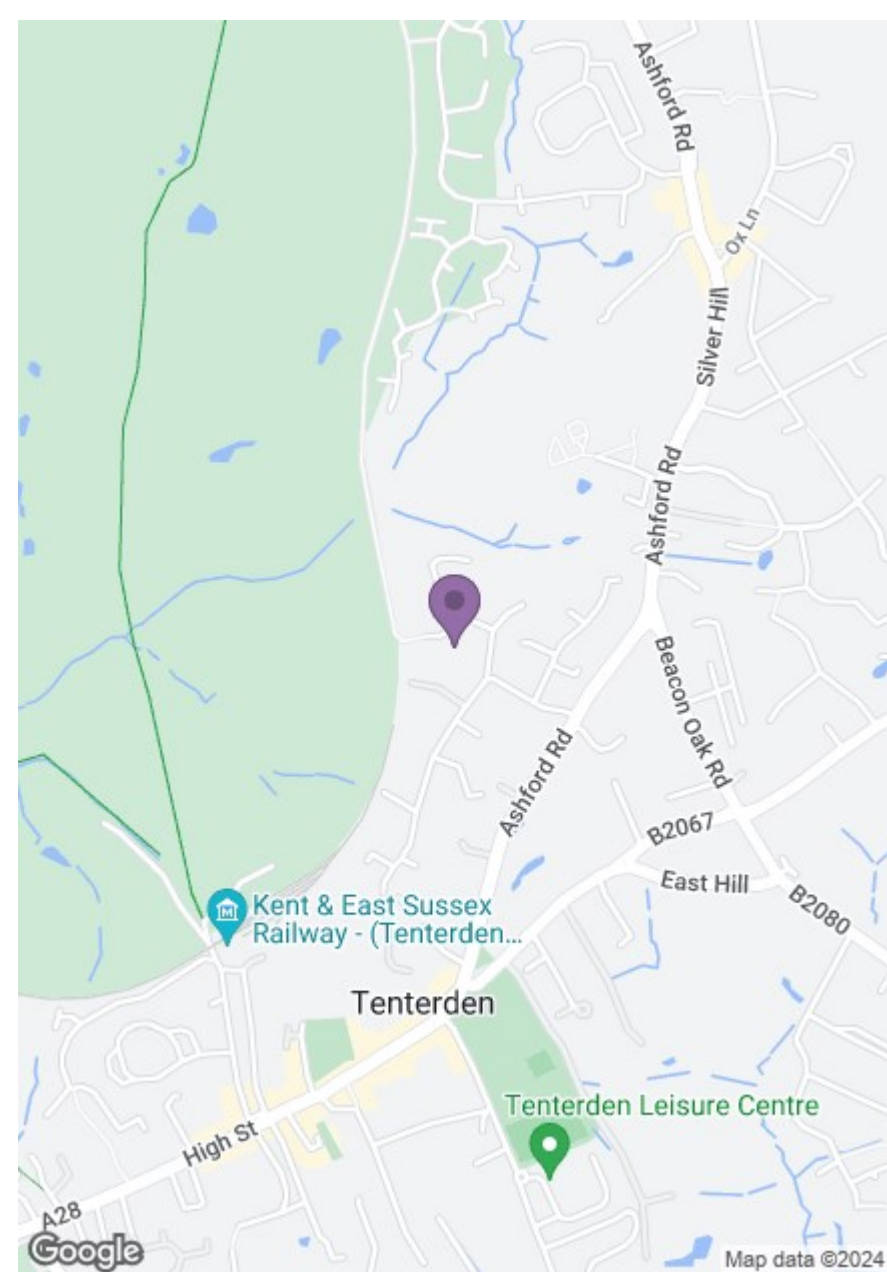


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		88	90
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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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