

**RUSH
WITT &
WILSON**



**Bay Tree House, 10 Goodsall Road, Tenterden, TN30 7DX
Guide Price £625,000**

Rush Witt & Wilson are pleased to offer the opportunity to acquire this extremely well presented semi-detached family home with south facing rear garden occupying a highly desirable and convenient location within easy walking distance of Tenterden High Street.

The well proportioned accommodation is arranged over two floors comprising of an entrance hallway, cloakroom, living room with attractive bay window, utility room and stunning kitchen/dining room with direct access to the garden on the ground floor. On the first floor is the master bedroom with en-suite shower room and fitted wardrobe, three further bedrooms and the family bathroom. Outside the property offers a brick paved driveway, a single car barn and enclosed rear garden benefiting from a southerly aspect.

Further benefits include the remainder of a 10 year NHBC building warranty and gas fired central heating. Occupying a desirable position within this recently constructed development an internal inspection of this impressive home is highly recommended. For further information and to arrange a viewing please call our Tenterden office.

Entrance Hallway

With entrance door to the front elevation, stairs rising to the first floor with generous fitted storage cupboard beneath, radiator, quick step wood effect flooring and doors to:

Cloakroom

Fitted with a white suite comprising low level W.C with concealed cistern and wall mounted flush, wall mounted wash-hand basin with tiled splash back, quick step wood effect flooring and radiator.

Living Room

17'2 max x 11'8 (5.23m max x 3.56m)

With attractive bay window to the front elevation with fitted plantation shutters, quick step wood effect flooring and radiator.

Kitchen/Dining Room

18'7 x 11'6 (5.66m x 3.51m)

Fitted with a range of 'grey gloss' cupboard and drawer base units with matching wall mounted cupboards, complementing granite work surface with matching splash-back and inset 1.5

bowl stainless steel sink, inset four ring AEG electric induction hob with granite back plate and stainless steel extractor canopy above, upright unit housing integrated AEG double oven, integrated fridge/freezer, integrated dishwasher, cupboard housing wall mounted gas fired boiler, recessed ceiling spot lights, space and table and chairs, two radiators, white oak effect karndeian flooring, window to the rear elevations and double doors allowing access through to the garden. Door to:

Utility Room

5'10 x 5'4 (1.78m x 1.63m)

Fitted with a range of 'grey gloss' cupboard base units with complementing granite work surface, matching splash-back and inset stainless steel sink, integrated washing-machine, white oak effect karndeian flooring, radiator and part glazed door to the side elevation.

First Floor

Landing

Being part galleried with stairs rising from the entrance hallway, fitted storage cupboard, access to loft space, radiator, quick step wood effect flooring and door to:

Master Bedroom

11'6 x 11'4 (3.51m x 3.45m)

With window to the front elevation with fitted plantation shutters, full height fitted wardrobe with mirrored sliding doors, quick step wood effect flooring, radiator and door to:

En-Suite Shower Room

Modern white suite comprising of low level W.C with concealed cistern, wall mounted wash-hand basin, large shower cubicle with folding door, stainless steel heated towel rail and part tiled walls.

Bedroom 2

11'2 x 8'4 (3.40m x 2.54m)

With window to the rear elevation, large fitted wardrobe, quick step wood effect flooring and radiator.

Bedroom 3

11'8 x 7'2 (3.56m x 2.18m)

With window to the rear elevation, quick step wood effect flooring and radiator.

Bedroom 4

7'10 x 7'2 (2.39m x 2.18m)

With window to the front elevation with fitted plantation shutters, quick step wood effect flooring and radiator.

Family Bathroom

Modern white suite comprising of low level W.C with concealed cistern, wall mounted wash-hand basin, panelled bath with shower above and fixed screen, stainless steel heated towel rail and part tiled walls.

Outside

Gardens

To the front is a small area of well stocked garden planted with a selection a mature shrubs and bay trees being enclosed with low level brick wall/railings and a gated pathway leading to the front door. To one side a brick paved driveway providing off road parking and access to the single car barn. Gated side access leads to:

The private rear gardens benefits from a southerly aspect and is are predominantly laid to lawn being interspersed with a range of shaped topiary shrubs and a delightful with paved patio area abutting the rear of the property accessed from the kitchen/dining room offering the perfect space for outside dining and entertaining. To the rear of the car barn is a timber garden store.

Agent Note

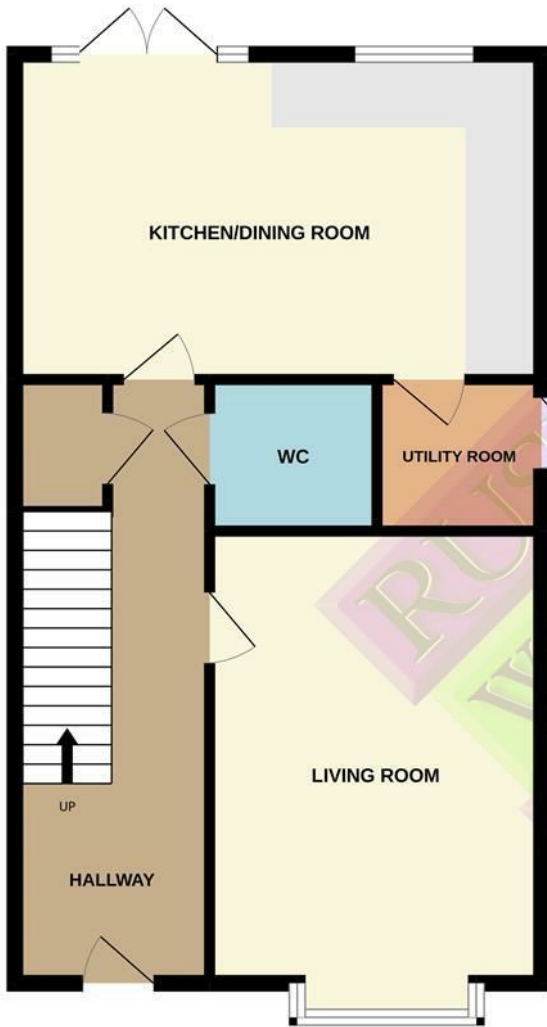
Council Tax Band: E

Please note there is annual maintenance charge of £195.08 which covers the upkeep of all the communal areas.

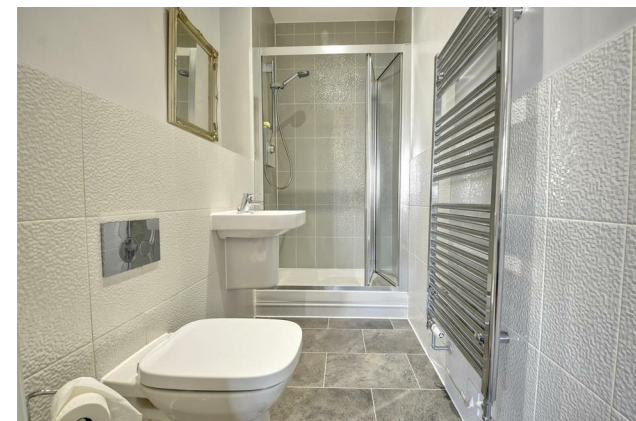
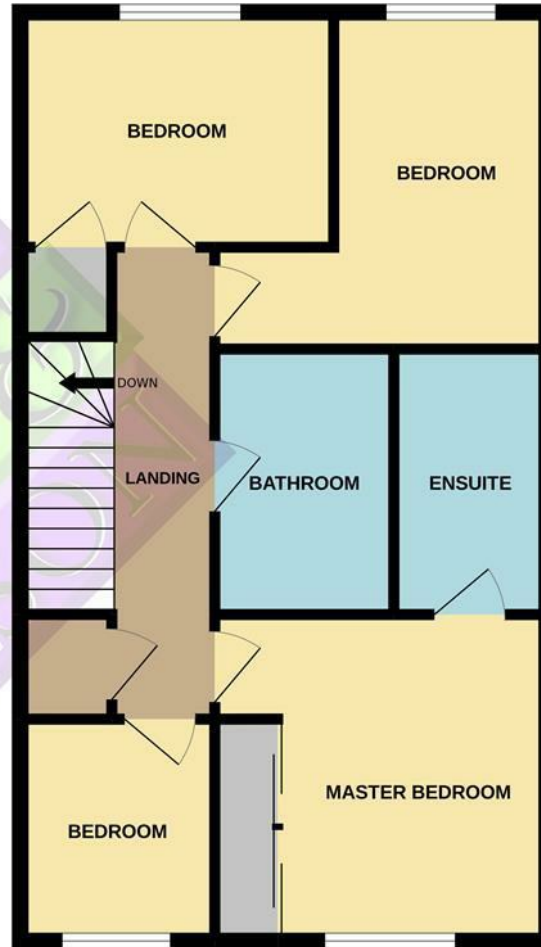
These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract.

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.

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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
84	93	A	A
<small>100 - energy efficient - lower running costs</small> <small>Net energy efficient - higher running costs</small>		<small>100 - environmentally friendly - lower CO₂ emissions</small> <small>Net environmentally friendly - higher CO₂ emissions</small>	
<small>EU Directive 2002/91/EC</small>		<small>EU Directive 2002/91/EC</small>	

