

**RUSH
WITT &
WILSON**



**24 Southgate Road, Tenterden, Kent TN30 7BS
Offers In The Region Of £625,000**

Rush Witt & Wilson are pleased to offer this extended detached family home occupying a highly sought after location within easy reach of Tenterden High Street. The extremely well-presented accommodation is arranged over two floors comprising of an entrance hallway, cloakroom, 21'3 double aspect living room, utility room and impressive kitchen/dining/family room on the ground floor. On the first floor are four bedrooms and the family bathroom. Outside the property benefits from an integral single garage, generous driveway parking and a good sized rear garden benefiting from a southerly aspect. The vendor's sole agents would advise early inspection to fully appreciate the merits of this delightful home. For further information and to arrange a viewing please call our Tenterden office today.

Entrance Hallway

With entrance door to the front elevation, stairs rising to the first floor with fitted storage cupboard beneath, fitted coat cupboard, radiator and doors to:

Cloakroom

Fitted with a modern suite comprising low level W.C with concealed cistern, wall mounted 'white gloss' vanity unit with inset wash-hand basin and fitted storage cupboard beneath, stainless steel heated towel rail, part tiled walls, tiled flooring and obscured glazed window to the side elevation.

Living Room

21'3 x 12'2 (6.48m x 3.71m)

Being double aspect with attractive bay window to the front elevation and glazed double doors to the rear allowing access through to the garden, radiator and feature fireplace with inset real flame gas stove,

Kitchen/Dining/Family Room (L Shaped Room)

19'5 max x 17'5 (5.92m max x 5.31m)

Fitted with a range of shaker style cupboard and drawer base units with matching wall mounted cupboards, complementing work surface with tiled splash-back and inset ceramic sink/drainage unit, inset four burner BOSCH gas hob with integrated BOSCH double oven beneath and stainless steel

extractor canopy above, integrated dishwasher, space and point for free-standing fridge/freezer, window to the rear and side elevations, two radiators, space for table and chairs, two Velux style roof lights, glazed door to the side and double glazed doors to the rear elevation both allowing access through to the garden. Door to:

Utility Room

7'8 x 5'10 (2.34m x 1.78m)

Fitted with a range of shaker style cupboard and drawer base units with complementing work surface and tiled splash-back, space and plumbing for washing machine, space and point for tumble dryer, space and point for low level fridge, cupboard housing wall mounted gas fire boiler, window to the side elevation and connecting door to the integral garage.

First Floor

Landing

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

Bedroom 1

13'10 x 12'4 (4.22m x 3.76m)

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

Bedroom 2

18'11 max x 7'11 (5.77m max x 2.41m)

Being double aspect with windows to the front and rear elevations, two radiators.

Bedroom 3

13'10 max x 8'7 (4.22m max x 2.62m)

With window to the rear elevation, fitted wardrobe and radiator.

Bedroom 4

7'7 x 6'10 (2.31m x 2.08m)

With window to the front elevation and radiator.

Bathroom

Fitted with a white suite comprising low level W,C, 'P' shaped panelled bath with power shower over and fitted screen,

vanity unit with inset wash-hand basin and fitted storage cupboard beneath, stainless steel heated towel rail, obscured glazed window to the rear elevation, fitted shelved airing cupboard housing insulated hot water tank, fully tiled walls and flooring.

Outside

Integral Garage

12'5 x 8'1 (3.78m x 2.46m)

With up and over door to the front elevation, window to the side, door through to the utility room, light and power connected.

Gardens

To the front a generous driveway provides off road parking for several vehicles and access to the integral single garage, to one side is an area of level lawn interspersed with a selection of trees and flower bed planted with a mixture of shrubs and seasonal flowers. Gated side access leading to:

The established rear garden offers a large paved patio area running the width of the property offering a perfect space for outside dining/entertaining which leads to good sized area of lawn bordered with range of established beds planted with a selection of mature shrubs, trees and seasonal flowers. There is also a timber garden store.

Agent Note

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.

Council Tax Band: F

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 plus) A			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(2 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

