RUSH WITT & WILSON

17a Poplar Road, Wittersham, Kent TN30 7PD
Guide Price £325,000 - £350,000

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Rush Witt & Wilson are pleased to offer this modern semi-detached family home located in the heart of the popular village of Wittersham. The well-presented accommodation is arranged over two floors and comprises a kitchen/dining room with direct access to the garden, cloakroom/utility room and living room on the ground floor. On the first floor are three bedrooms, the main with and en-suite shower room and family bathroom. Outside the property has off road parking for two cars and an established rear garden. Further benefits include double glazed sash windows through-out, solar panels, calor gas central heating system with zoned underfloor heating on the ground floor and traditional radiator heating on first floor. A viewing is highly recommended, for further information and to arrange a viewing please call our Tenterden office on 01580762927.

Locality
Situated in the heart of Wittersham, a popular village just north of the Kent / Sussex border, conveniently located between the ancient Cinque Ports town of Rye, with its famous cobbled citadel and Tenterden, with its pretty tree lined main street and established doctors surgery. Both offering a wide range of shopping, sporting and recreational amenities and both being easily accessible on the active bus services through the village.

The village is within the High Weald, an area of outstanding natural beauty and is surrounded by undulating countryside which contains many places of general and historic interest as well as numerous public footpaths. Local amenities include a general store, hairdressers, primary school, village hall and a recreational ground.

Ashford is home to the international rail terminal with regular services to London and continental Europe.

Entrance Hallway
With entrance door, stairs rising to the first floor with storage cupboard beneath, under floor heating connecting doors leading to:

Living Room
12'4 max x 11'11 (3.76m max x 3.63m)
With bay window to the front elevation and under floor heating.

Cloakroom/Utility Room
Modern white suite comprising low level W.C, wash-hand basin with tiled splash-back and storage beneath, space and plumbing for washing-machine, tiled flooring, wall mounted cupboards and obscured glazed window to the side elevation.

Kitchen/Dining Room
17'4 x 10'1 (5.28m x 3.07m)
Fitted with a range of modern cupboard and drawer base units with matching wall mounted cupboards, complimenting woodblock effect work surface with splash back, inset stainless steel sink/drainer unit with mixer tap, inset four ring electric hob with low level oven beneath and stainless steel extractor canopy and light above, integrated dishwasher, space and point for free standing fridge/freezer, large area for table and chairs, tiled flooring, under floor heating, window to rear elevation and double doors leading to garden.

First Floor

Landing
With stairs rising from the Entrance Hallway, access to loft space and connecting doors leading to:

Bedroom 1
12'4 max x 11'11 (3.76m max x 3.63m)
With bay window to the front elevation, radiator and door leading to:

En-Suite Shower Room
Modern white suite comprising low level W.C, wash-hand basin with storage beneath, large walk in shower with fitted screen, heated towel rail, obscured glazed window to the front elevation, fully tiled walls and flooring.

Bedroom 2
10'4 x 10'1 (3.15m x 3.07m)
With window to the rear elevation, radiator and range of fitted wall shelving.

Bedroom 3
10'1 x 6'6 (3.07m x 1.98m)
With window to the rear elevation and radiator.

Bathroom
Modern white suite comprising low level WC, floating square wash hand basin with storage beneath, bath with mixer tap and fixed shower above, heated towel rail, obscured glazed window to side elevation, tiled flooring and walls

Outside

Garden/Allocated Parking
To the front is a small gravelled area of garden planted with a selection a shrubs being enclosed with railings/brick pillars and a gated pathway leading to the front door.

The established rear garden is predominately laid to lawn being boarded with a selection of well stocks beds planted with a mixture of mature shrubs and seasonal flowers, A paved patio area is accessed from the Kitchen/Dining Room is considered ideal for outside dining and entertaining. There are two sheds and gated access to the rear where the property benefits from two allocated parking spaces, there is also two visitors parking spaces.

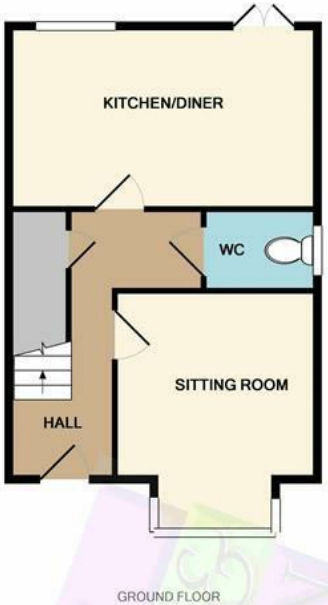
Agent Note
None of the services or appliances mentioned in these sale particulars have been tested.

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.

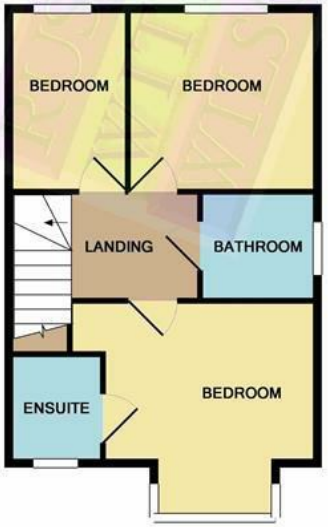
There is a resident owned management company which is responsible for the maintenance and insurance of the communal areas. The annual charge is determined by the residents themselves and is currently £420 each. (£210 to be paid half yearly).

The property has an added benefit of Solar Panels, which are connected to the national grid and the occupants therefore will receive the government rebate.

The property benefits from gas central heating, with a Calor Gas tank located in the ground.



GROUND FLOOR
APPROX. FLOOR
AREA 449 SQ.FT.
(41.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 450 SQ.FT.
(41.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 899 SQ.FT. (83.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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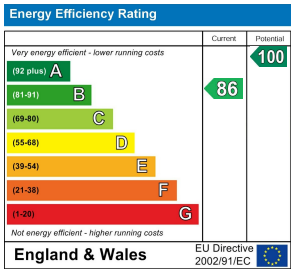

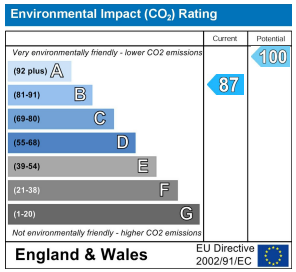

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The Property Ombudsman
Relocation agent network