

**RUSH  
WITT &  
WILSON**



**16 Monks Way, Northiam, East Sussex, TN31 6QQ.  
£475,000 Freehold**

**CHAIN FREE - A beautifully presented and extended three bedroom detached bungalow occupying a quiet and highly desirable cul-de-sac position in Northiam Village. This delightful property enjoys a bright and generous living space throughout with added benefit of having been fully re-decorated, newly fitted oak doors and re-carpeted throughout. Principal accommodation comprises a well-lit entrance hallway with useful storage cupboard, spacious main living room with open fireplace, separate dining room, well appointed kitchen, two separate shower room suites, two extended double bedrooms each with fitted wardrobes, further optional third bedroom or study and adjoining conservatory. Externally the property enjoys a private, level and low maintenance rear garden with block paved terrace providing a pleasant seating area. To the front provides ample off road parking over a private driveway and attached single garage. The property is located within walking distance to the popular village amenities including two convenience stores, well regarded bakery and hardware store, award winning doctors surgery, dentist and opticians. Further high street shopping is available both at the nearby Cinque Port towns of Tenterden and Rye.**



### **Covered Entrance**

Part glazed external upvc front door leading into:

### **Inner Hallway**

Radiator., consumer unit, access panel to loft, built-in cupboard housing the hot water tank with fitted slatted shelving.

### **Kitchen**

12'8 x 10'3 (3.86m x 3.12m )

Upvc window to the side, tile effect vinyl flooring, fitted base and wall units with beech effect shaker style doors beneath stone effect laminated countertops, inset one and a half stainless steel sink with drainer and tap, undercounter space for washing machine, integrated and newly fitted Hotpoint dishwasher, inset four ring AEG induction hob with fitted extractor canopy and light above, space for freestanding fridge/freezer, radiator, tower storage unit with built-in shelving, half height integrated Blomberg oven and grill.

### **Sitting Room**

18'8 x 10'9 (5.69m x 3.28m )

Window to front aspect, two double radiators, exposed open brick fireplace with a polished stone hearth, sliding door opening into:

### **Dining Room**

10'4 x 8'8 (3.15m x 2.64m )

Upvc window to front, radiator, wood effect flooring.

### **Shower Room Suite**

5' x 5'3 (1.52m x 1.60m )

Obscured upvc window to front, chrome heated towel radiator, corner vanity unit with inset basin and cupboard below, shaver point, push flush wc, corner shower cubicle with screen doors, metro wall tiling and Mira thermostatic shower, stone effect vinyl flooring.

### **Main Shower Room Suite**

7'7 x 5'5 (2.31m x 1.65m )

Obscured upvc window to side, pedestal wash hand basin, push flush wc., heated towel radiator, wall mounted cabinet with mirrored doors, shaver point, large double walk-in shower enclosure with shower panelling, concealed Aqualisa shower and shower seat, ceramic tiled flooring.

### **Bedroom One**

16'6 x 10' narrowing to 7'7 (5.03m x 3.05m narrowing to 2.31m )

Upvc window to the rear aspect with radiator below, built-in double wardrobe via sliding doors with hanging rails and shelving above.

### **Bedroom Two**

15'9 x 8' extends to 10'7 (4.80m x 2.44m extends to 3.23m )

Upvc window to the rear aspect, radiator, built-in double wardrobe via sliding timber doors, hanging rail and shelf.

### **Bedroom Three/Study**

9'8 x 8'8 (2.95m x 2.64m )

Radiator, doors leading into:

### **Conservatory**

11' x 7'5 (3.35m x 2.26m )

External full height glazed door leading onto the rear terrace with matching side light windows, further upvc window to side with pitched polycarbonate roof, oak effect laminate flooring.

### **Outside**

#### **Front Garden**

Block paved driveway offering ample off road parking, area of lawn with ornamental trees, driveway extends to an attached single garage, external PIR lighting.

#### **Rear Garden**

Private and low maintenance rear garden, predominately block paved providing a large seating area, enclosed by panelled fencing and mature hedgerow, specimen blossom tree, brick retaining wall with steps leading onto an aggregate garden providing space for potted plants, high level gate to side, external door to the rear, external tap and lighting.

#### **Garage**

17'3 x 8'6 (5.26m x 2.59m )

Manual up and over door to front, external part glazed door to the rear, ceiling strip light, wall mounted Worcester gas boiler.

#### **Services**

Mains gas central heating system and mains drainage.

#### **Agents Note**

### **Council Tax Band - E**

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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GROUND FLOOR



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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
		61			77
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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