

**RUSH  
WITT &  
WILSON**



**3 Hylands Close, Northiam, East Sussex, TN31 6LZ.  
£485,000 Freehold**

An incredibly spacious four bedroom attached family home arranged over three floors located within a private mews development of Northiam Village providing immediate access to the local amenities. This delightful home offers well balanced, contemporary and highly adaptable living accommodation to suit a multitude of modern day living requirements. To the ground the property enjoys a well lit hallway serving a WC, stylish fitted kitchen / breakfast room with top of the range appliances and a generous double aspect living / dining room to the rear with two sets of French doors leading directly onto the terrace and gardens. To the first floor enjoys an impressive master bedroom suite with walk-in dressing room complete with built in wardrobes and en-suite shower room, further good sized double bedroom to the front and contemporary shower room suite. Accommodation to the second floor offers two additional generous double bedrooms or considered alternative work from home offices or a sitting / playroom. Outside provides a private and low maintenance rear garden with paved seating area backing onto open fields. To the front offers parking and open bay double garage. Northiam Village benefits from two convenience stores, award winning Doctor's surgery, Opticians, Dentist surgery, popular Bakery and Hardware store. Further High Street Shopping is available and Tenterden and Rye just a short Drive away.



### **Front**

Paved pathway to front leading to covered entrance with external PIR sensor lighting, planted shrub borders, continuation of pathway to side elevations with external tap, power point and high level gate to rear garden.

### **Hallway**

Hardwood front door, oak laminate flooring with inset coir mat, dado rail, radiator, ceiling downlights, turned carpeted staircase to first floor with cupboard below via door complete with light, shelving and consumer unit, power point.

### **Cloakroom**

Internal door, ceramic tile flooring, obscure double glazed timber window to front aspect, ceiling downlights, push flush WC, pedestal wash basin, ceramic wall tiling, heated towel rail.

### **Stairs and landing**

Turned carpeted staircase and landing, dado rail, ceiling downlights, power points, airing cupboard housing a pressurised system complete with shelving.

### **Kitchen / breakfast room**

11'5 x 10'6 (3.48m x 3.20m)

Internal door, polished tile flooring, double glazed timber window to front aspect, ceiling downlights, cornice, kitchen hosts a variety of matching base and wall units with contemporary blue high gloss doors beneath low profile marble effect counter tops with recessed LED lighting, under mounted one and half FRANKE stainless bowl with hot water tap, recess for freestanding fridge / freezer, under counter space for washing machine, inset NEFF four ring gas burner with contemporary extractor canopy and light over, coloured glass splashback, soft closing pan drawers, variety of above counter level power points, eye level NEFF oven and microwave / grill with slide and hide drawers, integrated dishwasher, matching island unit with low profile countertop / breakfast bar with space for stools below.

### **Living / dining room**

18'4 x 15'8 (5.59m x 4.78m)

Internal door, oak laminate flooring, double glazed timber window to side aspect with radiator below, two sets of double glazed timber French doors leading to the rear terrace and gardens, two further radiators, space for dining table and chairs, pendant and wall lighting, open fireplace with stone fire surround, variety of power points, TV point.

### **Bedroom 1**

13'4 x 11'4 (4.06m x 3.45m )

Internal door, carpeted flooring, double glazed timber window to rear aspect with radiator below enjoying a pleasant rural vista to rear, power points, open access to dressing area, internal door to en-suite shower room, pendant lighting, TV point.

### **Dressing room**

10'1 x 6'8 (3.07m x 2.03m)

Open access from bedroom, carpeted flooring, radiator, double glazed timber window to rear aspect, pendant light, power points, full length fitted wardrobes via shaker style doors complete with hanging rails and pull out drawers, fitted vanity desk.

### **En-suite shower room**

7'7 x 5'2 (2.31m x 1.57m)

Internal door, oak laminate flooring, double glazed timber obscure window to side aspect, heated towel rail, ceramic wall tiling, push flush WC, pedestal wash basin, wall mirror with light and shaver point, corner shower with screen doors complete with shower mixer and rainfall head, lights and extractor fan, shaver point.

### **Bedroom 2**

11'5 x 10'6 (3.48m x 3.20m )

Internal door, carpeted flooring, double glazed timber window to front aspect with radiator below, pendant light, power points.

### **Shower room**

6'7 x 6' (2.01m x 1.83m)

Internal door, ceramic tile flooring, double glazed obscure timber window to front aspect, floor to ceiling wall tiling, cornice, downlights, heated towel rail, combination vanity unit comprising push flush WC and inset counter top basin, large walk in shower enclosure with screen partition and contemporary shower mixer with large rainfall head, rinser attachment, shaver point.

### **Stairs and landing to second floor**

Turned carpeted staircase to second floor landing, dado rail, ceiling lights, power point, seating area to one end with Keylite window to rear aspect, cupboard via door with shelving.

### **Bedroom 3**

13'7 x 12'1 (4.14m x 3.68m)

Internal door, carpeted flooring, double glazed timber window to front aspect with radiator below enjoying an elevated rural aspect, variety of power points, TV point and light.

### **Bedroom 4**

13'7 x 10'1 (4.14m x 3.07m)

Internal door, carpeted flooring, double glazed timber window to rear aspect with radiator below enjoying a rural aspect, variety of power points, TV point and light.

### **Open bay double garage**

17'7 x 16'8 (5.36m x 5.08m)

Access panel to a boarded loft eaves, power point, sensor lighting,

### **Rear garden**

Privately enclosed rear garden with paved terrace from the rear elevations, low level brick wall and flagstone steps lead to an open area of lawn enclosed by close board fencing, variety of flowering shrub borders, external PIR sensor light and external power point.

### **Services**

Mains gas central heating system.

Mains drainage.

Local Authority - Rother District Council.

### **Agents 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.





GROUND FLOOR  
504 sq.ft. (46.8 sq.m.) approx.



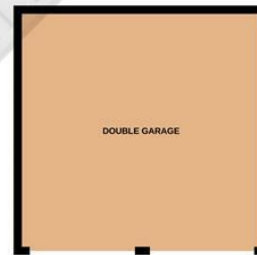
1ST FLOOR  
482 sq.ft. (44.8 sq.m.) approx.



2ND FLOOR  
393 sq.ft. (36.3 sq.m.) approx.



DETACHED GARAGE  
302 sq.ft. (28.1 sq.m.) approx.



TOTAL FLOOR AREA : 1681 sq.ft. (156.2 sq.m.) approx.

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.

Made with Metropix ©2022



**RUSH  
WITT &  
WILSON**

**Residential Estate Agents  
Lettings & Property Management**



**Ambellia Main Street  
Northiam  
East Sussex  
TN31 6LP  
Tel: 01797 253555  
northiam@rushwittwilson.co.uk  
www.rushwittwilson.co.uk**