RUSH WITT & WILSON

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Finnito Main Street,
Northiam, East Sussex TN31 6LE
Offers In Excess Of £375,000

CHAIN FREE - A spacious and exceptionally well presented three bedroom semi-detached family home located in the heart of Northiam Village providing immediate access to the popular amenities and well regarded primary school. Accommodation to the ground floor comprises a well-lit entrance hall with cloakroom and built in storage, stylish Howdens kitchen with integrated appliances and a generous 19ft living / dining room with oak flooring, open fireplace and sliding doors to the rear gardens. To the first floor enjoys three principal double bedrooms each with built in wardrobes and contemporary bathroom suite. Externally provides a private west-facing rear garden with paved terrace and area of lawn with planted shrub borders. To the front offers off road parking and single garage. The property offers immediate access to a choice of excellent walking routes and just minutes from the well renowned Great Dixter House & Gardens. Northiam Village benefits from a choice of excellent walking routes, 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
Off road parking to front and side elevations over a herringbone block pave driveway, driveway extends to a detached brick built single garage, high level iron gate to rear terrace and garden, front garden laid to lawn enclosed by mature hedgerow and picket fencing, planted evergreen shrub borders, covered entrance with external light, external tap, UPVC obscure glazed front door with sidelight window.

Entrance hall
Oak flooring with inset coir mat, ceiling light, turned carpeted staircase to first floor accommodation with low level cupboard below housing the Worcester oil-fired boiler, built in cupboard via door complete with hanging rail and shelving over, alarm panel.

Cloakroom
4'5 x 4'2 (1.35m x 1.27m)
Internal door, tile effect vinyl flooring, obscure UPVC window to front aspect, ceiling light, consumer unit, radiator, concealed wall hung Gerberit WC, fitted vanity unit with cupboards below, wood effect counter top with ceramic basin.

Kitchen
9'4 x 9'3 (2.84m x 2.82m)
Internal glazed door, tile effect karndean flooring, UPVC window to front aspect, ceiling light, serving hatch, kitchen hosts a variety of matching base and wall units with shaker style doors beneath wood effect laminated counter tops, inset one and half ceramic bowl with drainer and tap, metro tile splashbacks, above counter level power points, inset four ring LAMONA induction with stainless steel extractor canopy with light over, integrated oven and grill below, integrated 50/50 fridge / freezer and BOSCH dishwasher, freestanding BOSCH washing machine, serving hatch to living room.

Stairs and landing
Turned carpeted staircase to first floor, UPVC window to side aspect, access panel to loft over, airing cupboard via doors housing the hot water tank complete with slatted shelving, pendant light, power point.

Living / dining room
19'3 x 15' (5.87m x 4.57m)
Internal door, engineered Oak flooring, serving hatch to kitchen, radiator, pendant and wall lighting, UPVC window and sliding external doors to the rear elevations, further radiator, brick open fireplace with quarry tile hearth, variety of power points, TV and phone point.

Bedroom 1
11'8 x 10'5 (3.56m x 3.18m)
Internal door, carpeted flooring, UPVC window to rear aspect with radiator below, built in wardrobes via mirrored sliding doors complete with hanging rails and shelving over, pendant light, power points, TV and phone point.

Bedroom 2
11'8 x 8'4 (3.56m x 2.54m)
Internal door, carpeted flooring, UPVC window to rear aspect with radiator below, built in wardrobes complete with hanging rails and shelving over, pendant light, power points, TV and phone point.

Bedroom 3
9'4 x 9'3 (2.84m x 2.82m)
Internal door, carpeted flooring, UPVC window to front aspect with radiator below, built in wardrobes complete with hanging rails and shelving over, pendant light, power points, TV and phone point.

Bathroom
9'5 x 6'2 (2.87m x 1.88m)
Internal door, wood effect vinyl flooring, obscure UPVC window to front aspect, light, chrome heated towel rail, floor to ceiling wall tiling, panelled bath suite with taps and niche shelf, wall hung vanity unit with twin pull out drawers below and push flush WC, corner shower enclosure via screen doors, concealed shower mixer.

Rear garden
Private rear garden enjoying a west-facing orientation, paved terrace from the rear enclosed by panelled fencing, UPVC sliding doors to living room, brick retaining wall with steps leading onto an area of lawn, planted borders, iron gate from terrace to driveway and garage, external lighting, oil-tank enclosed by fencing.

Garage
Manual up and over door to front.

Services
Oil-fired central heating system.
Mains drainage.
Local Authority - Rother District Council. Band D.

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
444 sq.ft. (41.3 sq.m.) approx.

1ST FLOOR
469 sq.ft. (43.6 sq.m.) approx.

TOTAL FLOOR AREA : 914 sq.ft. (84.9 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.
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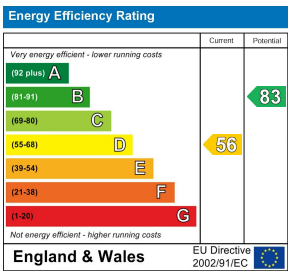

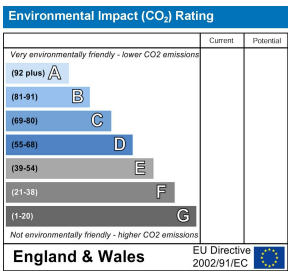

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