

**RUSH
WITT &
WILSON**



**1 North Ridge, Northiam, East Sussex, TN31 6PG.
£499,950 Freehold**

A stunning three bedroom detached bungalow located within a quiet and highly desirable residential position of Northiam Village providing immediate access to the local amenities and well renowned Great Dixter House & Gardens. This impressive home enjoys both an incredibly bright and spacious living space throughout comprising a well-lit reception hall with laundry cupboard, a beautiful triple aspect 23ft living / dining / kitchen with wood burning stove and sliding doors to an adjoining conservatory, well appointed shower room with separate WC, two generous double bedrooms and further single or optional study each benefitting from built in double wardrobes. Outside enjoys a incredibly private rear garden with a two tiered terrace providing a choice of pleasant seating areas, area of lawn with planted borders and small fish pond. To the front provides off road parking and a detached single garage. Benefits also include a full gas central heating system, fitted solar panels and UPVC double glazing throughout. The property is conveniently accessible to a choice of excellent walking routes, well regarded Village primary school, two convenience stores, award winning Doctor's surgery, Opticians, Dentist surgery, popular Bakery and Hardware store with further High Street Shopping is available and Tenterden and Rye just a short Drive away.



Front

Off road parking over hardstanding leading to a detached garage, high level fencing with gates to rear, front garden is laid to lawn with timber edged planted borders, paved path and steps leading to entrance, shingled path to front and side with further high level gate to side, external lighting.

Reception hall

9'2 x 8'5 (2.79m x 2.57m)
Part-glazed UPVC front door with matching sidelight windows, wood effect laminate flooring, wall lighting, steps and handrail leading to a carpeted inner hallway, radiator and thermostat, built in shelving, power and phone point, internal glazed door to living room, further internal glazed door to utility cupboard

Utility cupboard

Internal part-glazed door, ceramic tile flooring, recess for washing machine with cupboard and shelving over via painted louver doors, alcove for tumble dryer, power points.

Inner hall

Carpeted steps from reception hall, access panel to loft, lighting, airing cupboard with slatted shelving housing the Worcester gas boiler.

WC

8'3 x 3' (2.51m x 0.91m)
Internal door, ceramic tile flooring, painted wall panelling, obscure UPVC window to rear aspect, push flush WC, wall mounted hand basin, light.

Shower room

8'1 x 7'4 (2.46m x 2.24m)
Internal door, ceramic tile flooring, obscure UPVC window to the rear aspect, painted wall panelling, corner shower enclosure via screen door, mosaic wall tiling and mixer, shower seat, chrome heated towel radiator, vanity unit with inset basin, mosaic tile splashbacks and cupboards below, wall mounted mirror and light, push flush WC, light.

Bedroom 3

10'6 x 7'4 (3.20m x 2.24m)
Internal part-glazed door, carpeted flooring, UPVC window to front aspect with radiator below, light, built in wardrobe via double doors, power points and light.

Bedroom 2

11'9 x 9'8 (3.58m x 2.95m)
Internal part-glazed door, carpeted flooring, UPVC window to rear aspect with radiator below, light, built in wardrobe via double doors, power points and light.

Bedroom 1

12'7 x 10'6 (3.84m x 3.20m)
Internal part-glazed door, carpeted flooring, UPVC window to front aspect with

radiator below, light, built in wardrobe via double doors, TV point, power points and light.

Living / dining / kitchen

23'9 x 21'8 (l-shaped room) (7.24m x 6.60m (l-shaped room))
Internal part-glazed door from reception hall, wood effect laminate flooring, open plan room with open access to dining area and kitchen, UPVC window to the front and side aspects, UPVC French doors to the rear, radiator, fireplace housing a cast-iron wood burning stove with metro tile surround and oak bressumer, ceramic tile hearth, light, power and Tv point, contemporary column style radiator to the dining end, space for table and chairs. Kitchen hosts a variety of matching base and wall units with shaker style doors beneath timber effect laminated counter tops, inset single stainless bowl with drainer and tap, UPVC window to the side aspect, internal window and UPVC sliding doors to the adjoining conservatory, breakfast bar with space for stools below, pendant lighting, under counter spaces for washing and fridge, space for freestanding cooker, fitted stainless steel extractor canopy and light over, power points.

Conservatory

11'5 x 11'4 (3.48m x 3.45m)
Internal UPVC sliding doors and window from kitchen, grey LVT flooring, windows to each side aspect and French doors to the rear, ceiling fan, power points.

Rear garden

Privately enclosed rear garden with a two tiered paved terrace enjoying a choice of pleasant seating areas, variety of planted borders with small fish pond, high level gate to front, shingled path to rear and side elevations with further gate to front, external lighting and tap, specimen Maple tree, area of lawn with further planted shrub borders, steps leading to external door to rear of garage, shingled path to side of garage with gate to front.

Garage

17'4 x 8'2 (5.28m x 2.49m)
Manual up and over door to front, part-glazed external door to rear, invertors for solar panels, light and power points.

Services

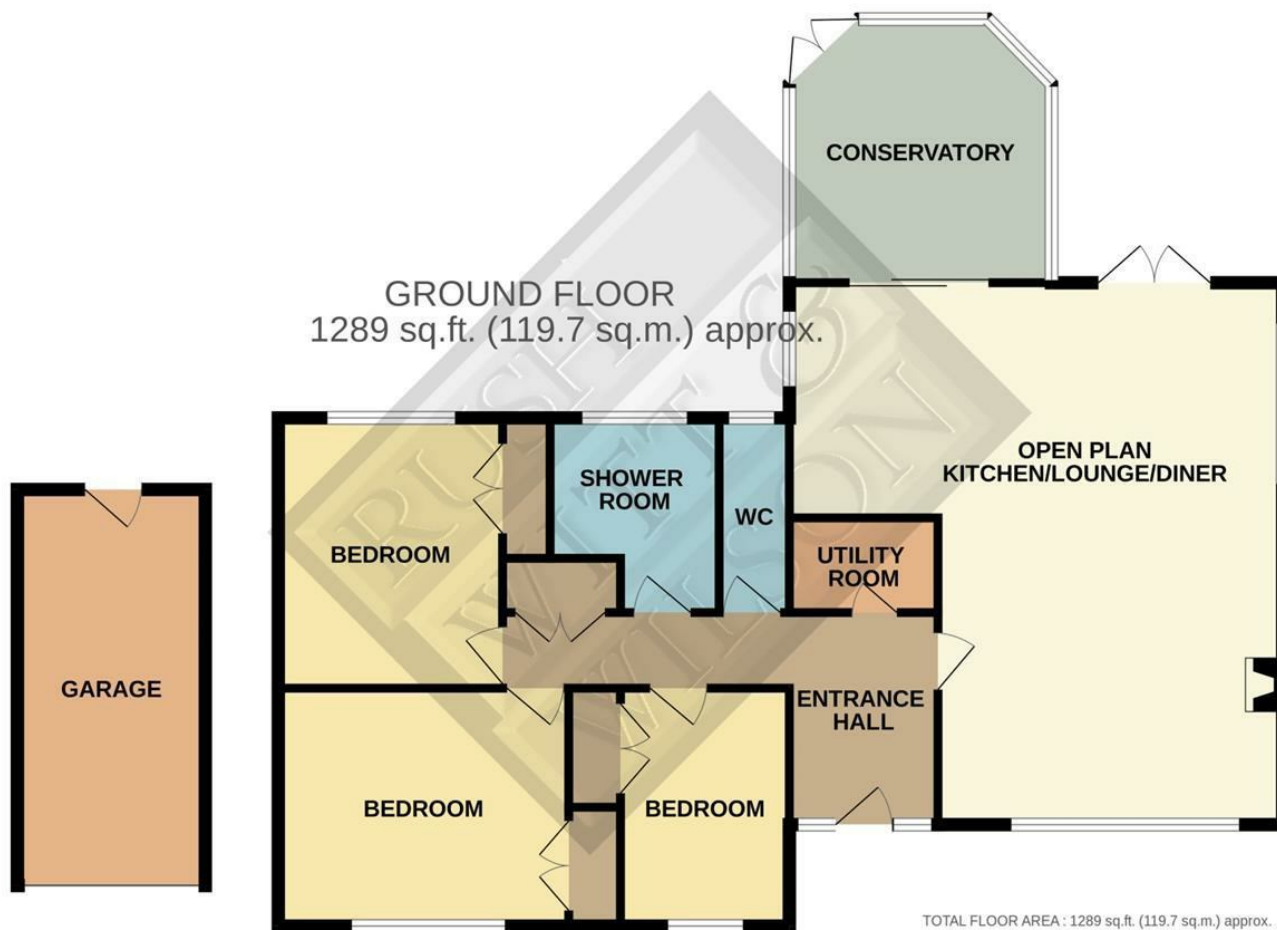
Mains gas central heating system.
Mains drainage.
Local Authority - Rother District Council. Band E.

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
1289 sq.ft. (119.7 sq.m.) approx.

OPEN PLAN
KITCHEN/LOUNGE/DINER

CONSERVATORY

GARAGE

BEDROOM

SHOWER
ROOM

WC

UTILITY
ROOM

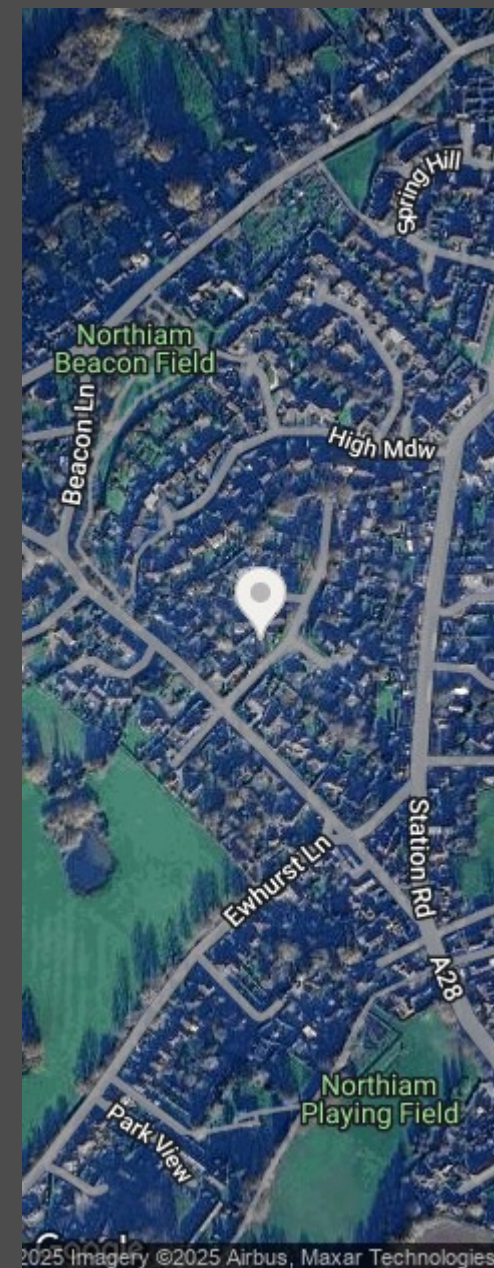
ENTRANCE
HALL

BEDROOM

BEDROOM

TOTAL FLOOR AREA : 1289 sq.ft. (119.7 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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