

**RUSH  
WITT &  
WILSON**



**22 Cricketers Field, Northiam, East Sussex, TN31 6FA.  
£300,000 OIEO Freehold**

**An immaculately presented two bedroom attached family home located within a quiet residential position of Northiam Village providing immediate access to the popular amenities and excellent walking routes. Constructed in 2017 this delightful and well appointed home offers both cost efficient and low maintenance living with the benefit of a remaining 3 year NHBC guarantee. Accommodation to the ground floor comprises a generous and well-lit living room, WC and contemporary fitted kitchen / breakfast room with French doors to the rear garden. To the first floor enjoys a spacious master bedroom, further double bedroom with en-suite shower room and well-appointed family bathroom. Outside enjoys a privately enclosed rear garden with garden shed and Indian Sandstone paved seating area. To the front offers off road parking over a block paved driveway with further visitor parking available close by. The property provides immediate access to excellent rural walking networks and is just a short distance from the Village amenities and well regarded Primary School. Further High Street shopping is available both at Tenterden and Rye just a short drive away.**



**Front**

Block pave driveway to front for two vehicles, high level fence incorporating gate to rear garden, paved path from driveway to entrance, area of lawn with mature hedgerow, composite front door with obscure viewing pane.

**Entrance hallway**

Carpeted flooring with inset coir mat, radiator, turned carpeted staircase with hand rail leading to first floor accommodation, light, power point, heating thermostat.

**WC**

Internal door, slate effect vinyl flooring, obscure UPVC window to front aspect, push flush WC, radiator, pedestal wash basin, light.

**Living room**

15'1 x 9'6 (4.60m x 2.90m)

Internal door, carpeted flooring, UPVC window to front aspect with radiator below, light, internal door to kitchen / breakfast room, power points, TV point, under stair storage cupboard housing the consumer unit.

**Kitchen / breakfast room**

12'8 x 8'1 (3.86m x 2.46m)

Internal door, slate effect vinyl flooring, UPVC window and external French doors to the rear elevations, space for breakfast table and chairs with light over, radiator, kitchen hosts a variety of matching base and wall units with contemporary white high gloss doors beneath stone effect laminated counter tops with matching upstands, single stainless bowl with drainer and tap, wall unit housing the combination gas boiler, variety of above counter level power points, integrated dishwasher, inset four ring gas burner with stainless steel splashback, extractor canopy and light over, below counter Electrolux over, under counter space for washing machine, integrated tower 50/50 fridge freezer.

**Stairs and landing**

Turned carpeted staircase and landing, access panel to loft over, power point and light.

**Bedroom 1**

12'8 x 8'5 (3.86m x 2.57m)

Internal door, carpeted flooring, two UPVC window to front aspect with radiator below, alcove for wardrobe, ceiling light, thermostat, built in linen cupboard, power points.

**Bathroom**

6'3 x 5'5 (1.91m x 1.65m)

Internal door, slate effect vinyl flooring, obscure UPVC window to side aspect, push flush WC, radiator, pedestal wash basin, panelled shower bath suite with shower screen and Mira shower mixer, extractor fan and light.

**Bedroom 2**

9'8 x 8'2 (2.95m x 2.49m)

Internal door, carpeted flooring, UPVC window to rear aspect with radiator below, internal door to en-suite shower room, power points, light.

**En-suite shower room**

8'1 x 2'6 (2.46m x 0.76m)

Internal door, slate effect vinyl flooring, push flush WC, pedestal wash basin, shower enclosure via bi-folding door and shower mixer, radiator, light and extractor fan.

**Rear garden**

Privately enclose rear garden, predominantly laid to lawn enclosed by high level close board fencing, Indian sandstone paved seating area with garden shed and high level gate to front and driveway.

**Services**

Mains gas central heating system.

Mains drainage.

Local Authority - Rother District Council. Band C.

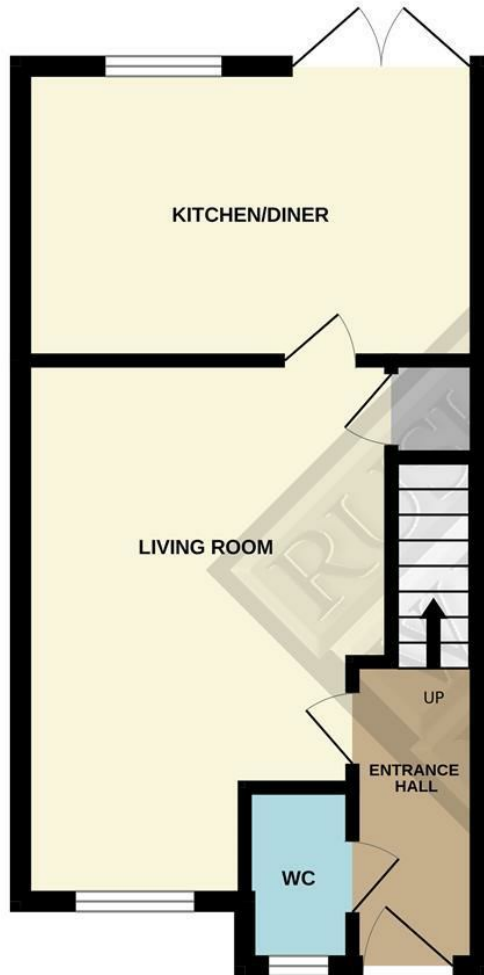
**Agents note**

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.

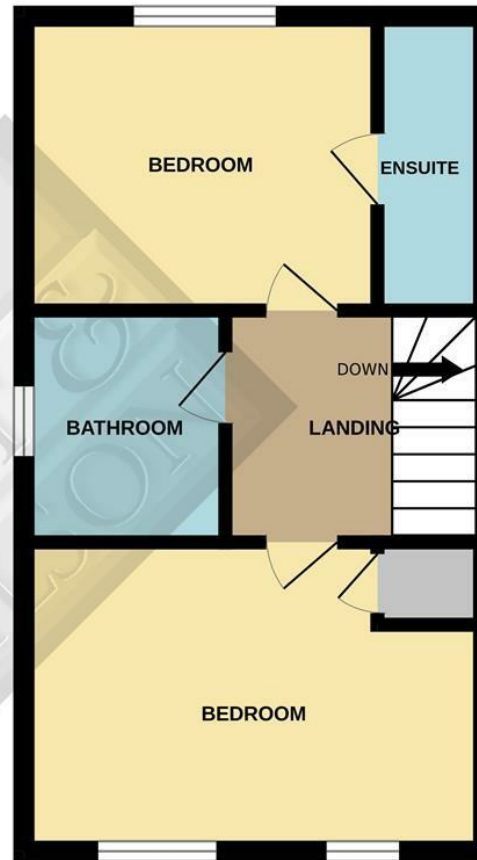




GROUND FLOOR  
309 sq.ft. (28.7 sq.m.) approx.



1ST FLOOR  
297 sq.ft. (27.6 sq.m.) approx.



TOTAL FLOOR AREA : 606 sq.ft. (56.3 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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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) <b>A</b>	<b>97</b>	(82 plus) <b>A</b>	
(81-91) <b>B</b>	<b>83</b>	(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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