

**RUSH  
WITT &  
WILSON**



**14 Cricketers Field, Northiam, East Sussex, TN31 6FA.  
£450,000 Freehold**

**A well presented three bedroom detached family home located within a quiet residential development of Northiam Village enjoying doorstep access onto woodland and open countryside walks. Constructed in 2017 with remaining 2 year NHBC, this delightful home enjoys both spacious and well-lit accommodation throughout comprising a spacious main living room, 18ft fitted kitchen / breakfast room with French door to the rear garden, separate utility room and ground floor WC. To the first floor provides a generous master bedroom with en-suite shower room, further well-lit double bedroom, additional single or optional office and well appointed family bathroom suite. Outside provides a generous and privately enclosed rear garden with paved seating area and gated access to the front leading to a private driveway with off road parking and 19ft garage with power and lighting. The property provides immediate access to a network of excellent walking routes and striking to 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.**



Composite front door with obscure viewing pane leading to:

#### **Entrance Hallway**

UPVC window to side, tiled flooring, radiator, stairs rising to the first floor, thermostat, understairs storage cupboard, doors off to the following:

#### **Sitting Room**

12'2 x 12'9 (3.71m x 3.89m)

UPVC window to the front, carpet as laid, radiator, phone point, TV point.

#### **Cloakroom/WC**

Tiled flooring, push flush wc, radiator, pedestal wash hand basin.

#### **Kitchen/Breakfast**

18' x 9'4 (5.49m x 2.84m)

UPVC French doors to rear, window to rear, ceramic tile flooring. The kitchen comprises fitted wall and base units with contemporary wood effect doors, stone effect laminate countertops, inset one and a half stainless steel sink with side drainer, integrated dishwasher, four ring Electrolux gas hob with stainless steel splashback, AEG extractor canopy and light, below counter level oven, integrated fridge/freezer, internal door leading to:

#### **Utility Room**

Part glazed external door to side, tile flooring, fitted base and wall units, wood effect laminated door, laminate countertop with inset single stainless sink with side drainer, space and plumbing for washing machine, space for tumble dryer, wall unit housing combination boiler.

#### **First Floor**

#### **Landing**

Window to side, access panel to loft space, linen cupboard with slatted shelving, doors off to the following:

#### **Bedroom Three**

8'3 x 9'5 (2.51m x 2.87m)

UPVC window to rear, carpet as laid, radiator.

#### **Bedroom Two**

9'5 x 9'5 (2.87m x 2.87m)

UPVC window to rear, carpet as laid, radiator, TV point.

#### **Family Bathroom**

5'5 x 6'9 (1.65m x 2.06m)

Obscure window to side, vinyl flooring, radiator, push flush wc, pedestal wash hand basin, extractor fan, power shower bath suite, ceramic wall tiling.

#### **Bedroom One**

10'7 x 12'9 (3.23m x 3.89m)

UPVC window to the front, carpet as laid, radiator, thermostat, door leading through to:

#### **En-Suite Shower Room**

5'9 x 5'7 (1.75m x 1.70m)

Obscure glazed window to front, vinyl flooring, push flush wc, pedestal wash hand basin, radiator, extractor fan, corner shower enclosure with mixer and screen doors.

#### **Outside**

#### **Front Garden**

Enclosed by picket fencing with mature hedgerow, area of lawn to the side elevations, path and gate leading to the rear, external lights, planted lavender borders, further paved path to the side elevations with a high level gate leading into the rear garden.

#### **Rear Garden**

Privately enclosed rear garden enjoying west facing orientation, laid to lawn enclosed by high level close board fencing, high level gates to each side with access to the front, UPVC door into the back of the garage.

#### **Attached Single Garage**

9'7 x 19'6 (2.92m x 5.94m)

Up and over door, external door to rear garden.

#### **Off Road Parking**

Block paved driveway to the front and side.

#### **Agents Note**

None of the services or appliances mentioned in these sale particulars have been tested.

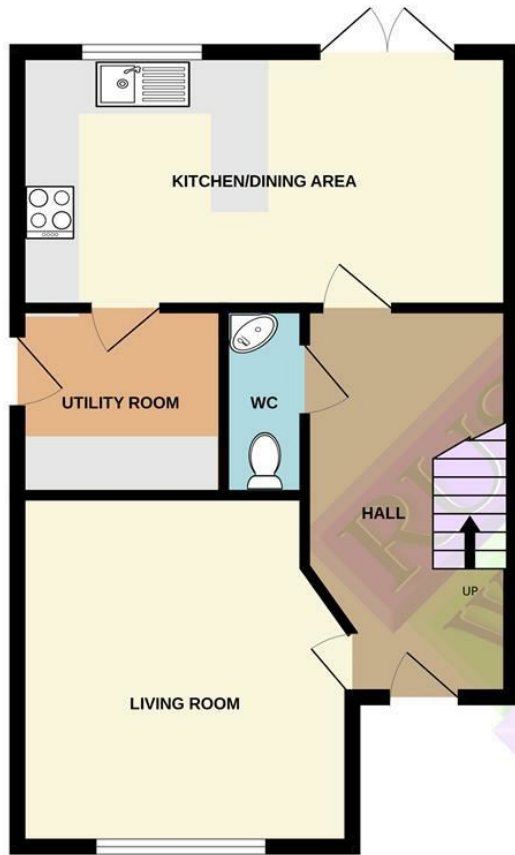
It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band – E

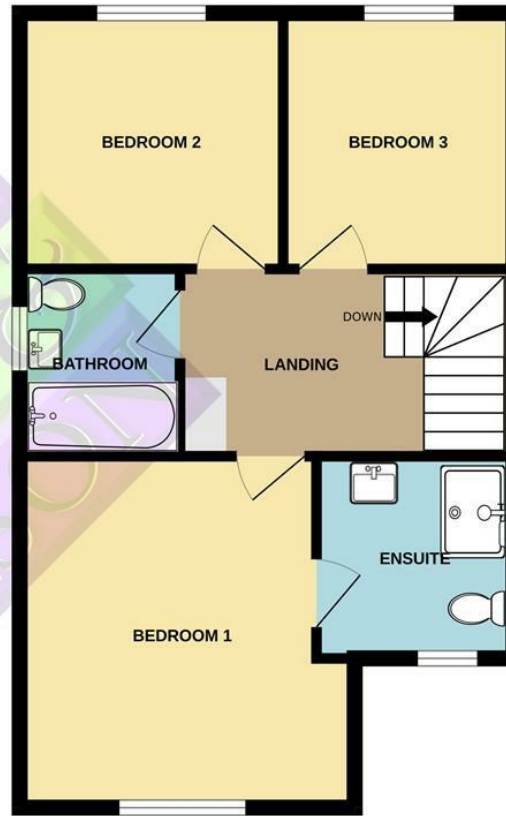




GROUND FLOOR



1ST FLOOR



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	94	Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>	83	(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	

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