**19 Donsmead Drive, Northiam, East Sussex, TN31 6EQ.**
**£535,000 OIEO Freehold**

**An immaculately presented four bedroom detached family home situated within a quiet residential area of Northiam Village, newly constructed in 2016 with remaining NHBC. This delightful home offers spacious, well balanced and low maintenance living accommodation arranged over two floors comprising a main living room, separate dining room, 20' fitted kitchen / breakfast room with French doors to the rear gardens, useful utility and cloakroom. To the first floor are four principle bedrooms including an optional study or office, main family bathroom with additional en-suite shower facilities to the master bedroom. Outside offers a private enclosed rear garden, laid to lawn with a paved seating area. To the front offers off road parking and spacious single garage. The property is located within walking 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.**

**Front**
Paved path to front leading to covered entrance, mulched borders with planted flowering shrubs, low level picket fencing and Beech hedgerow, external light, block paved drive to side elevations leading to garage, close board gate to eastern elevations with access to rear.

**Entrance Hall**
Composite front door with obscure viewing pane, carpeted flooring with inset coir mat, radiator, pendant light, wall thermostat, power point, turned carpeted staircase to first floor.

**Dining Room/Reception Two**
10'8 x 9'8 (3.25m x 2.95m)
Internal door, carpeted flooring UPVC window to front with radiator below, pendant light, power points.

**Living Room**
13'2 x 10'7 (4.01m x 3.23m)
Internal door, carpeted flooring, UPVC window to front aspect with radiator below, selection of power points, TV and internet point, light.

**Kitchen/Breakfast Room**
20'3 x 9'6 (6.17m x 2.90m)
Internal door, wood plank effect vinyl flooring, UPVC window and full height glazed French doors to rear aspect, space for dining table, radiator, pendant light, power points, internal door to utility room, kitchen hosts a selection of fitted base and wall units with white high gloss doors and chrome furniture beneath wood effect laminated work surfaces, inset one and half stainless bowl with drainer and tap, inset four ring Electrolux gas hob, stainless steel splashback, extractor canopy hood with light over, integrated Electrolux below counter level oven, integrated dishwasher, selection of above counter level power points, integrated 50/50 fridge /freezer.

**Utility Room**
6'1 x 5'3 (1.85m x 1.60m)
Internal door, wood plank effect vinyl flooring, external part glazed door to rear, internal door to cloakroom, ceiling light, fitted base and wall units with white high gloss doors beneath wood effect laminated work surfaces, plumbing for washing machine and tumble dryer, wall unit housing the Ideal Logic combi-boiler, consumer unit, radiator.

**Cloakroom**
Internal door, wood plank effect vinyl flooring, obscure UPVC window to side aspect, push flush WC, ceiling light, pedestal wash basin with tile splashback, radiator.

**First Floor**

**Stairs and Landing**
Turned carpeted staircase and landing, UPVC window to side aspect, painted handrail and balustrade, access panel to loft, ceiling light, power point, airing cupboard with slatted shelving.

**Family Bathroom**
8'2 x 6'4 (2.49m x 1.93m)
Internal door, wood plank effect vinyl flooring, obscure UPVC window to rear aspect, pedestal wash basin with tile splashback, radiator, push flush WC, shower bath suite with ceramic wall tiling, shower screen and MIRA Agile mixer, ceiling light and extractor fan.

**Master Bedroom**
12'8 x 11'4 (3.86m x 3.45m)
Internal door, carpeted flooring, UPVC window to rear aspect with radiator below, selection of power points, ceiling light, internal door to en-suite shower room, wall thermostat.

**En-suite Shower Room**
5'4 x 3'7 (1.63m x 1.09m)
Internal door, wood plank effect vinyl flooring, obscure UPVC window to rear aspect, pendant light, pedestal wash basin with tile splash back, radiator , extractor fan, shower enclosure via bi-folding screen door, ceramic wall tiling and shower mixer

**Bedroom Two**
11'5 x 8'5 (3.48m x 2.57m)
Internal door, carpeted flooring, UPVC window to front aspect with radiator below, light, power points.

**Bedroom Four**
8'2 x 7'7 (2.49m x 2.31m)
Internal door, carpeted flooring, UPVC window to front aspect with radiator below, light, power points.

**Bedroom Three**
9'8 x 9' (2.95m x 2.74m)
Internal door, carpeted flooring, UPVC window to front aspect with radiator below, light, power points.

**Outside**

**Rear Garden**
Paved seating area with path leading across the rear elevations, access to side with gate to front, external tap, external part glazed door to garage, level area of lawn enclosed by close board fencing.

**Garage**
19'6 x 9'8 (5.94m x 2.95m)
Manual up and over door to front, part-glazed external door to rear, power points.

**Services**
Maintenance charge approximately £290 per annum of communal areas.

**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

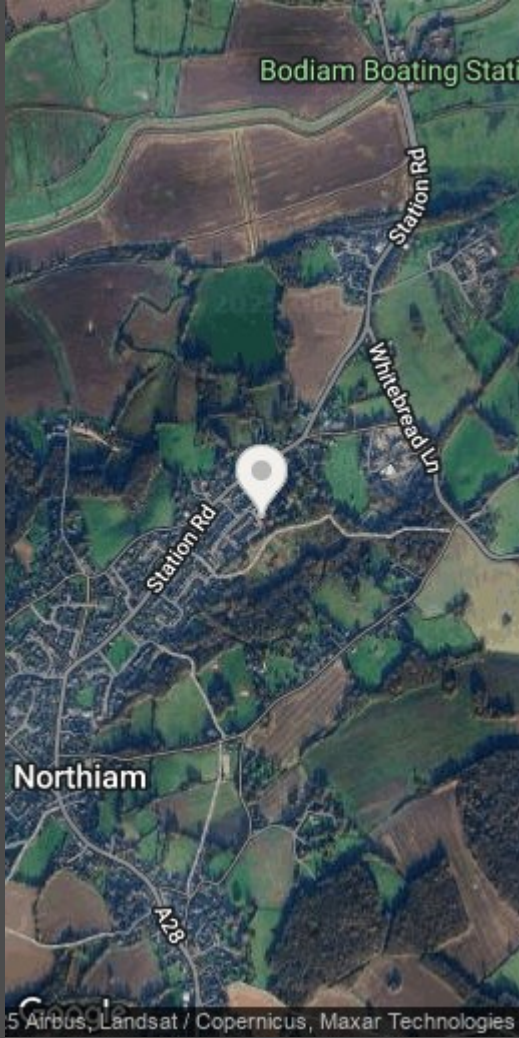
THE STONE ROSES

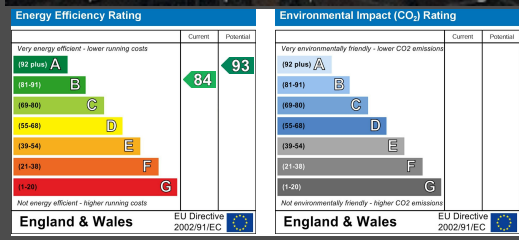
KEEP ON...
KEEPING ON

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.
Made with Metropix ©2021




RUSH WITT & WILSON

**Residential Estate Agents**
**Lettings & Property Management**

The Property Ombudsman
Relocation agent network

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