

**RUSH  
WITT &  
WILSON**



**20 Cricketers Field, Northiam, East Sussex, TN31 6FA.  
£365,000 - Freehold**

An immaculately presented three bedroom semi-detached home located within a quiet and highly popular residential area of Northiam Village, constructed in 2016 offering a remaining 1 year NHBC guarantee. Offering low maintenance and energy efficient living to any prospective new home owner, this delightful home enjoys well balanced living accommodation arranged over three floors comprising a downstairs cloakroom, living room, bright kitchen / dining room with French doors to the rear gardens, first floor double bedroom with en-suite shower room, further single or office, contemporary family bathroom suite with a 16' master bedroom to the second floor. Outside enjoys a full width Indian Sandstone paved seating terrace and level area with planted shrub borders and shed over hardstanding. 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 paved drive to side elevations for two vehicles, high level close board fence with gate to rear garden, paved path from drive to front elevations leading to entrance, mulched borders with mature hedgerow and picket fence to road, composite front door with obscure viewing pane, external light.

## **Entrance Hall**

Wood effect vinyl flooring, radiator, ceiling downlights, turned carpeted staircase to first floor landing, power point, internal door to cloakroom and living room, wall thermostat.

## **Cloakroom**

Internal door, wood effect vinyl flooring, obscure UPVC window to front aspect, push flush wc, pedestal wash basin with tiled splash back, wall mounted mirror.

## **Living Room**

15'1 x 9'5 (4.60m x 2.87m)

Internal door, carpeted flooring, UPVC window to front aspect with radiator below, internal door to kitchen/breakfast room, understairs storage cupboard via door with lighting housing the consumer unit and electric meter, selection of power points, Honeywell wall thermostat, TV point.

## **Kitchen/Breakfast Room**

12'7 x 8' (3.84m x 2.44m)

Internal door, wood effect vinyl flooring, UPVC window and French doors to the rear terrace, space for breakfast table and chairs with pendant light over, radiator, power points, kitchen end hosting a selection of fitted base and wall units with contemporary matt grey doors with brushed stainless steel furniture beneath wood effect laminated worksurfaces, inset single stainless bowl with drainer and tap, under counter space for dishwasher and washing machine, space for freestanding fridge / freezer, inset four ring gas hob with stainless steel splashback and extractor canopy with light over, integrated below counter Electrolux oven, wall unit housing the Ideal combination gas boiler, selection of above counter level power points.

## **First Floor**

### **Landing**

Carpeted staircase with painted timber handrail, ceiling downlights with dimmer controls, internal door to one end with lobby and further staircase to attic master bedroom, power points.

### **Bedroom Two**

9'8 x 8'1 (2.95m x 2.46m)

Internal door, carpeted flooring, UPVC window to rear aspect with radiator below, dimmer switch, power points, TV points, door leading through to:

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

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

Internal door, wood effect vinyl flooring, shower enclosure via bi-folding screen door, ceramic wall tiling and shower mixer, ceiling down lights, radiator, push flush wc, pedestal wash basin, bevelled metro wall tiling.

### **Family Bathroom**

6'3 x 5'6 (1.91m x 1.68m)

Internal door, wood effect vinyl flooring, obscure UPVC window to side, push flush wc, pedestal wash basin, radiator, ceiling downlights, panelled bath suite with ceramic wall tiling.

### **Bedroom Three**

8'5 x 6'1 (2.57m x 1.85m )

Internal door, carpeted flooring, UPVC window to front with radiator below, power points.

### **Lobby and stairs to second floor**

Internal door from landing, UPVC window to front aspect, carpeted flooring and staircase, ceiling down lights, painted timber balustrade.

### **Master bedroom**

16'5 x 12'8 (5.00m x 3.86m)

Carpeted flooring, Velux window to rear aspect, ceiling downlights with dimmer controls, full length eaves storage to front and rear.

## **Outside**

### **Rear Garden**

Full width Indian Sandstone paved terrace with step extending onto a level area of lawn enclosed by close board feather edged fencing, further fence with gate to drive to side elevations, shed over hard standing, sleeper retaining walls feature lighting, mulched borders with a variety of planted shrubs, external tap.

### **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 – C

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

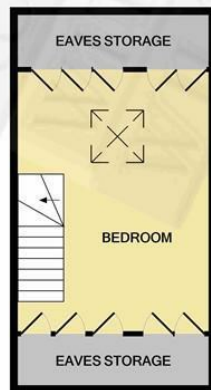






GROUND FLOOR  
APPROX. FLOOR  
AREA 341 SQ.FT.  
(31.7 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 321 SQ.FT.  
(29.8 SQ.M.)

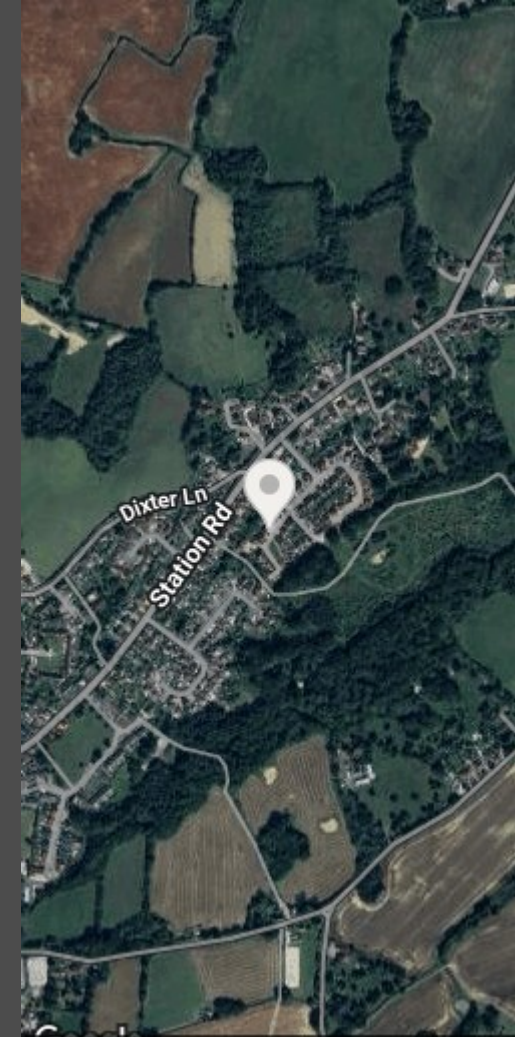


2ND FLOOR  
APPROX. FLOOR  
AREA 296 SQ.FT.  
(27.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 958 SQ.FT. (89.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
82	96		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(82 plus) <b>A</b></p> <p>(61-81) <b>B</b></p> <p>(49-60) <b>C</b></p> <p>(35-48) <b>D</b></p> <p>(29-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	

England & Wales

EU Directive 2002/91/EC

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**Residential Estate Agents  
Lettings & Property Management**



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