

**RUSH
WITT &
WILSON**



**9 Wilderness Gardens, Northiam, East Sussex, TN31 6GB.
£535,000 Freehold**

A spacious and well presented four bedroom detached family home located within a quiet and highly desirable residential area of Northiam Village. This delightful home offers well balanced living accommodation arranged over two floors comprising main living room with wood burning stove and French doors to the rear, stylish Kitchen / breakfast room with granite worksurfaces, dining room, ground floor office / study and cloakroom. To the first floor is a generous master bedroom with en-suite shower room, two further double bedrooms, further single and contemporary family bathroom suite. Outside enjoys a private rear garden with tiled terrace providing a spacious alfresco dining or entertaining area, area of lawn with access to an outdoor heated swimming pool and terrace, pergola covered seating area and summer house. To the front offers ample off road parking and detached double garage. Northiam Village provides a choice of convenience stores, dentist surgery, doctors and opticians, popular bakery, hardware store and well regarded Primary School. Further High Street Shopping is available at both Tenterden and Rye only a short drive away.



Front

Off road parking to front over a tarmac driveway leading to a detached double garage, close board gates to each side of garage leading to rear elevations, planted front garden with paved steps from drive leading to a covered entrance, external PIR light, painted obscure glazed front door.

Entrance hallway

Parquet effect vinyl flooring, double glazed window to side, ceiling rose with pendant light, staircase with painted timber balustrade to first floor landing, cupboard space below, radiator, power point.

Cloakroom

Internal timber door, WC and wall mounted corner wash basin with tile splash back, obscure glazed window to front aspect, ceiling light, wall mounted consumer unit, radiator.

Office / study

12' x 6'7 (3.66m x 2.01m)

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

Kitchen / breakfast room

13'8 x 11'4 (4.17m x 3.45m)

Internal timber door, porcelain tile flooring, UPVC window and external full height glazed door to side elevations, timber door to dining room, radiator, ceiling lights, kitchen hosting a selection of fitted base and wall units with Oak shaker style doors beneath black granite worksurfaces and matching upstands, under mounted stainless one and half bowl with mixer tap, engineered drainer grooves to worktop, selection of above counter level power points, integrated dishwasher, selection of soft closing cutlery and pan drawers, eye level display cabinets with lighting, fitted Rangemaster oven with five ring gas burner with induction side plate, stainless steel extractor canopy with light over, ceramic tile splash backs, matching freestanding island unit incorporating breakfast bar with black granite worksurface, space for American style fridge / freezer, plumbing for washing machine adjacent.

Living room

15' x 11'9 (4.57m x 3.58m)

Internal double doors from hall, wood effect laminate flooring, UPVC window and French doors to the rear terrace, radiator, open access to dining room, freestanding enamel wood burning stove over a stone hearth complete with Oak surround, further radiator, power points, TV point.

Dining room

10' x 9'9 (3.05m x 2.97m)

Open access from main living room, wood effect laminate flooring, internal timber door to kitchen, UPVC window to rear aspect with radiator below, pendant light, power points.

Stairs and landing

Staircase with painted balustrade to carpeted landing, radiator, access panel to loft, power point.

Bedroom 3

14'8 x 7' (4.47m x 2.13m)

Internal door, carpeted flooring, UPVC window to front aspect with radiator below, built in cupboard complete with shelving, power points, light.

Bedroom 2

12'2 x 9'3 (3.71m x 2.82m)

Internal door, carpeted flooring, UPVC window to rear aspect with radiator below, pendant light, power point.

Bedroom 1

12'7 x 9'4 (3.84m x 2.84m)

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

En-suite shower room

7'4 x 5'3 (2.24m x 1.60m)

Internal door, porcelain tile flooring, obscure UPVC window to side aspect, push flush WC, contemporary vanity unit with basin and Travertine splash back, extractor fan and ceiling down lights, corner shower enclosure with concealed mixer via screen door and Travertine wall tiling, mirrored wall cabinet.

Family bathroom

10'1 x 5'6 (3.07m x 1.68m)

Internal door, engineered Oak flooring, obscure UPVC window to front aspect, traditional style radiator, airing cupboard housing the hot water tank complete with slatted shelving and shower pump, shower bath suite with concealed mixer and ceramic wall tiling, push flush WC, wall hung vanity unit with mirrored cabinet above.

Bedroom 4

10'1 narrowing to 7' x 8'7 (3.07m narrowing to 2.13m x 2.62m)

Internal door, carpeted flooring, UPVC window to front aspect with radiator below, power point, light.

Rear garden

Private rear garden with tiled terrace providing a spacious alfresco dining or entertaining area, sleeper retaining wall with steps leading to an area of lawn enclosed by close board feather edged fencing, variety of well stocked planted borders, summer house, access to side elevations with gate to front and door to garage, pergola covered seating area, steps leading to heated outdoor swimming pool (8m x 4m) with tiled terrace enclosed by wrought iron railings, specimen Fig tree and selection of flowering shrubs, Bamboo, external lighting and tap.

Detached double garage

17'5 x 17'5 (5.31m x 5.31m)

Single manual up and over door with further electrically operated single door to front, external door to side, power supply and lighting, filters and heater for swimming pool.

Services

Mains gas central heating system.

Mains drainage.

Local Authority - Rother District Council. Band F.

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.



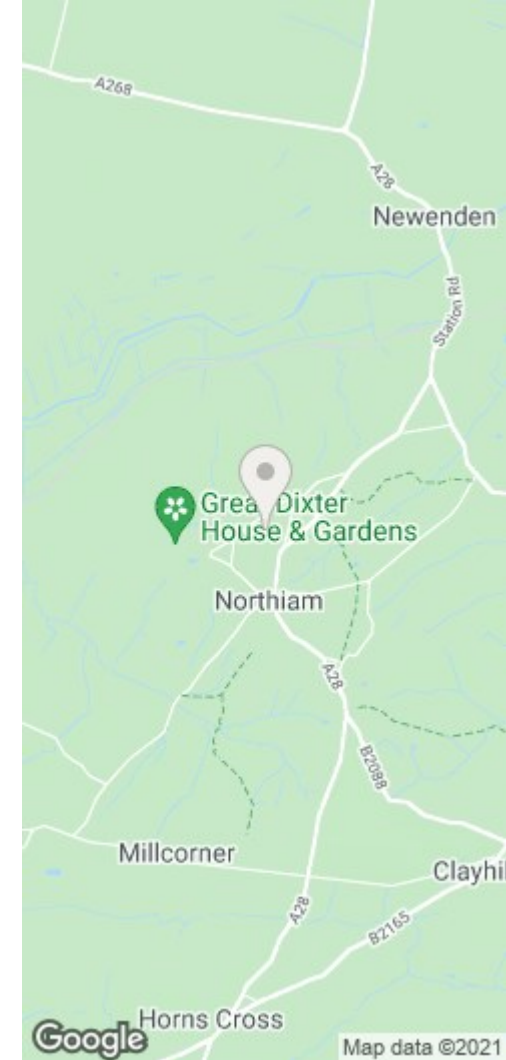


GROUND FLOOR

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 ₂) Rating	
Current	Potential	Current	Potential
82	66	A	B
<p>Very energy efficient - lower running costs</p> <p>Very environmentally friendly - lower CO₂ emissions</p>		<p>Not energy efficient - higher running costs</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales EU Directive 2002/91/EC</p>		<p>England & Wales EU Directive 2002/91/EC</p>	



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