

**RUSH
WITT &
WILSON**



**5 Goddens Close, Northiam, East Sussex, TN31 6QH.
£400,000 OIEO Freehold**

CHAIN FREE - A spacious and well appointed three bedroom detached chalet style bungalow occupying a quiet and highly desirable residential position of Northiam Village. This delightful home offers versatile and adaptable living arranged over two floors comprising a reception hall serving two generous double bedrooms, main shower room suite, shaker style Oak kitchen, 19ft living / dining room with adjoining conservatory and a 19ft double aspect master bedroom to the first floor with en-suite shower room. The property enjoys double glazed windows and doors throughout and an oil-fired central heating system, a gas connection has additionally been made available to the property. Outside enjoys a private and low maintenance rear garden with paved seating area and covered side passageway. To the front provides ample off road parking and attached garage. Northiam Village benefits from a choice of excellent walking routes, two convenience stores, award winning Doctor's surgery, Opticians, Dentist surgery, popular Bakery and Hardware store. Further High Street Shopping is available and Tenterden and Rye just a short Drive away.



Front

Tarmac driveway to side elevations leading to an attached singe garage, block-paved path leading from drive to front garden and entrance, laid to lawn with part decorative slate and planted shrub borders, timber gate to covered side passageway with access to rear, gutter-fed water butt, external light, step to entrance porch.

Entrance porch

4' x 2'8 (1.22m x 0.81m)
Part-glazed UPVC front door with sidelight window, exposed brickwork, coir matting, timber part-glazed door with sidelight window to entrance hallway.

Reception hall

14'5 x 7'9 narrowing to 5'1 (4.39m x 2.36m narrowing to 1.55m)
Carpeted flooring, radiator, pendant light, power points, light, internal leaded light window to living / dining room, airing cupboard housing the hot water tank with slatted shelving, phone point, thermostat.

Bedroom 2

13'6 x 11'8 (4.11m x 3.56m)
Internal pine door, carpeted flooring, UPVC window to the front aspect with radiator below, pendant light and power points, built in wardrobe suite complete with pull out drawers.

Bedroom 3

11'3 x 9'7 (3.43m x 2.92m)
Internal pine door, parquet flooring, UPVC window to front aspect with radiator below, light and power points.

Shower room

7'9 x 6'6 (2.36m x 1.98m)
Internal pine door, ceramic tile flooring, obscure UPVC window to side aspect, heated towel rail, push flush WC and pedestal wash basin, pendant light, ceramic wall tiling, corner shower enclosure with mixer.

Kitchen

11'3 x 10'2 (3.43m x 3.10m)
Internal glazed door, tile effect vinyl flooring, part-glazed UPVC external door and window to rear aspect, ceiling strip light, kitchen hosting a variety of matching base and wall units with Oak shaker style doors with pewter furniture below stone effect laminated countertops, inset one and a half ceramic basin with drainer and tap, ceramic tile splashbacks with a selection of power points, inset four ring electric hob with extractor canopy and light over, freestanding under counter slimline dishwasher and washing machine, freestanding tower fridge, fitted eye level oven with grill, base unit housing the floor mounted Worcester oil-fired boiler, corner wall unit housing the consumer unit.

Living / dining room

19'3 x 17'1 narrowing to 12'3 (5.87m x 5.21m narrowing to 3.73m)
Internal door, carpeted flooring, UPVC window to side aspect with radiator below, feature

upright timbers, exposed brick fireplace with a tile hearth housing a coal effect gas fire, series of wall lights, aluminium sliding doors to adjoining conservatory, straight run carpeted staircase to first floor, power points.

Conservatory

13'7 x 8'8 (4.14m x 2.64m)
Sliding aluminium glazed doors, tile effect vinyl flooring, pitched polycarbonate roof with fitted retractable blinds, internal glazed door and window to garage, radiator, UPVC external door and windows to rear aspect, further window to side, power points, wall lights.

Stairs and landing

Carpeted staircase with timber handrail, carpeted landing with UPVC window to side aspect, cupboard with light via door complete with shelving and power point.

Bedroom 1

19'3 x 17' (5.87m x 5.18m)
Internal door, carpeted flooring, dormer windows to each front and rear aspects each with radiators below, series of wall lighting, pendant lighting, power points, eaves shelving, internal door to en-suite shower room.

En-suite shower room

14'1 x 7'9 (restricted headroom) (4.29m x 2.36m (restricted headroom))
Internal door, carpeted flooring, radiator, low level eaves cupboards, push flush WC and pedestal wash basin, shower enclosure with electric shower, light.

Rear garden

Privately enclosed rear garden with paved path and seating area from the rear elevations, step to a level area of lawn with planted borders enclosed by a combination of both panelled and close board fencing, area of hard standing with newly installed 1000L slimline bunded oil-tank, external lighting and tap, timber door to covered side passageway with access to front.

Garage

22'1 x 10' narrowing to 8'2 to entrance (6.73m x 3.05m narrowing to 2.49m to entrance)
Electrically operated door to front, power supply and lighting, UPVC window to rear, internal door and window to conservatory.

Services

Oil fired central heating system.
Mains connection also available to the property with meter.
Mains drainage.
Local Authority - Rother District Council - Band E.

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
1310 sq.ft. (121.7 sq.m.) approx.

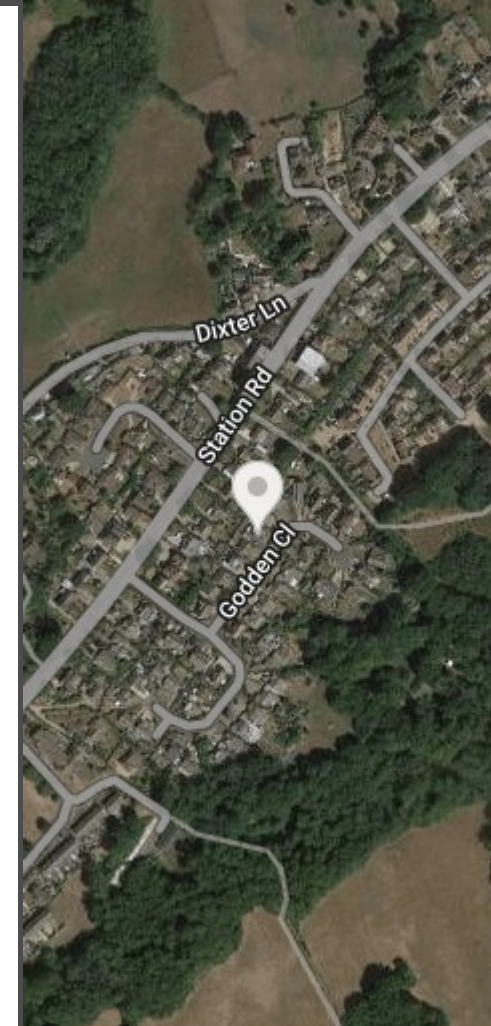


1ST FLOOR
692 sq.ft. (64.3 sq.m.) approx.



TOTAL FLOOR AREA : 2002 sq.ft. (186.0 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 ₂) Rating	
Current	Potential	Current	Potential
78	59		
Very energy efficient - lower running costs (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO₂ emissions (82 plus) A (61-81) B (45-60) C (28-54) D (11-26) E (1-10) F (1-10) G Not environmentally friendly - higher CO₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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