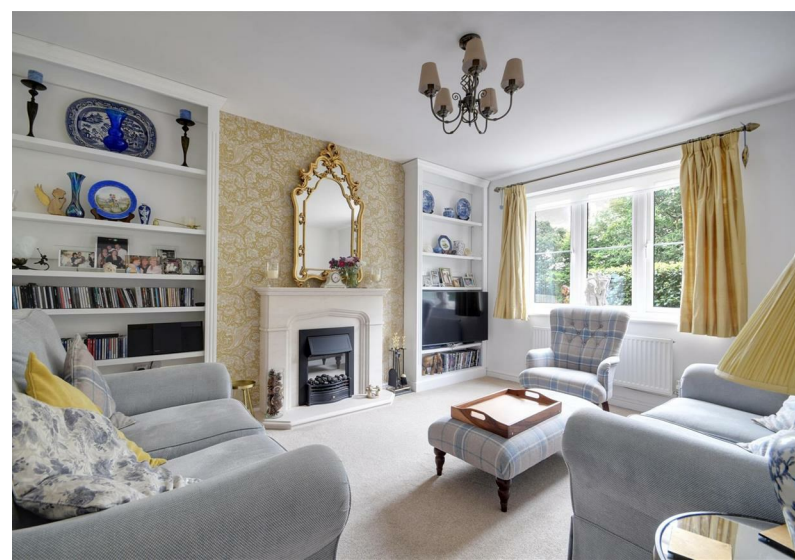


**RUSH  
WITT &  
WILSON**



**24 Donsmead Drive, Northiam, East Sussex, TN31 6EQ.  
£595,000 Freehold**

An exceptionally well presented four bedroom detached family home located within a quiet residential development of Northiam Village fronting onto woodland and open countryside. Constructed in 2017 with remaining 3 year NHBC, this delightful home enjoys both spacious and well-lit accommodation throughout comprising an 18ft fitted kitchen / breakfast room open to a beautiful garden room extension with French doors to the rear garden, separate utility room and ground floor WC, living room and further snug each enjoying a pleasant semi-rural aspect to the front aspect of the property . First floor accommodation enjoys a generous master bedroom with fitted wardrobes and en-suite shower room, two further spacious double bedrooms, additional fourth bedroom or study and stylish and contemporary family bathroom suite. Outside provides a beautifully landscaped rear garden with large paved seating area, and a host of well stocked and established planted borders complete with garden shed. To the front provides off road parking with attached 19ft garage complete 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.



## Front

Block paved driveway to front extending to attached single garage, path leading to main entrance, high level gate to side, picket fencing with planted hedgerow, pleasant frontal aspect with outlook onto part wooded area and open fields providing a series of excellent walking routes.

## Entrance hall

Composite front door with obscure leaded viewing panes, herringbone Karndean flooring with inset coir mat, power point, thermostat, turned carpeted staircase to first floor accommodation, radiator with decorative cover, light.

## Living room

13'3 x 10'7 (4.04m x 3.23m)

Internal door, carpeted flooring, UPVC window to front aspect with radiator below, coal effect electric fire with decorative stone surround and hearth, power, phone and TV points, light.

## Snug

10'8 x 9'8 (3.25m x 2.95m)

Internal door, UPVC window to front aspect with radiator below, light, power and TV point.

## Kitchen / breakfast room

18'3 x 9'6 (5.56m x 2.90m)

Internal door, stone effect Amtico flooring, UPVC window to the rear aspect, recessed ceiling downlights, open access to adjoining garden room, internal door to utility room. Kitchen hosts a variety of matching base and wall units with contemporary doors beneath stone effect laminated counter tops complete with matching upstands, inset one and half stainless bowl with drainer and tap, power points, integrated dishwasher, tower units, feature wall unit LED lighting, inset four ring NEFF gas burner with coloured glass splashback and fitted extractor canopy and light over. Island unit with granite counter top incorporating breakfast bar and low level cupboards below, radiator, full length of fitted tower units incorporating integrated 50/50 fridge freezer, twin half height integrated ovens with slide and hide doors and warming draw below, twin tower unit with power point and recess for microwave.

## Garden room

11' x 11' (3.35m x 3.35m)

Open access from kitchen, stone effect Amtico flooring,

space for dining table and chairs, pitched glazed roof with twin high level openers, UPBV windows to rear and side each with fitted roller blinds, further UPVC French doors to side, electric radiator, pendant light with dimmer controls, power point.

## Utility room

6'8 x 5'3 (2.03m x 1.60m)

Internal door, stone effect Amtico flooring, part-glazed UPVC external door to rear, internal door to WC, radiator, fitted base unit with laminated counter top over, under counter space for washing machine and tumble dryer, power point, consumer unit, wall unit housing the Ideal logic gas boiler.

## WC

Internal door, stone effect Amtico flooring, obscure UPVC window to side aspect, light, pedestal wash basin and WC, radiator.

## Stairs and landing

Turned carpeted staircase and landing with painted handrail and chair rail, UPVC window to side aspect, power point, access panel to loft over, internal door to linen cupboard complete with slatted shelving.

## Bedroom 3

9'9 x 9' (2.97m x 2.74m)

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

## Bedroom 4

8'2 x 7'7 (2.49m x 2.31m)

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

## Family bathroom

8'2 x 6'4 (2.49m x 1.93m)

Internal door, wood effect Versailles LVT flooring, obscure UPVC window to the rear aspect, ceiling downlights and extractor fan, fitted shower bath suite with black window pane shower screen, concealed shower mixer with rinser, shower niche shelving with decorative mosaic tiling, combination vanity unit with push flush WC, twin pull out drawers with counter top basin and concealed faucet, decorative mosaic splashback and LED lit mirror over, towel radiator.

## Bedroom 2

11'6 x 12'6 narrowing to 8'5 (3.51m x 3.81m narrowing to 2.57m)

Internal door, carpeted flooring, UPVC window to the front aspect with radiator below, fitted bedside furniture forming high level cupboards and twin wardrobes with hanging rails and shelving, light and power point, TV point.

## Bedroom 1

12'8 x 10'4 (3.86m x 3.15m)

Internal door, carpeted flooring, UPVC window to the rear aspect with radiator below, full length fitted wardrobes completed with shelving and hanging rails, internal door to en-suite shower room, light and power point, TV point.

## En-suite shower room

5'4 x 3'6 (1.63m x 1.07m)

Internal door, vinyl flooring, obscure UPVC window to the rear aspect, pedestal basin, push flush WC, ceiling downlights and extractor fan, shaver point, heated towel radiator, shower enclosure with mixer.

## Rear garden

Landscaped rear garden with large paved seating area, paved path to side with high level gate leading to front, external lighting and tap, further path leading to shed and external door to rear of garage, level area of lawn hosting a variety of well stocked flowering shrub and planted rose borders, feature island border with acer and magnolia, ornate arbour with climbing rose and further corner paved seating area.

## Garage

19'2 x 9'8 (5.84m x 2.95m)

Electrically operated roller door to front, external part-glazed door to rear, power and lighting.

## Services

Mains gas central heating system.

Mains drainage.

Service charge applies - currently £290 per annum.

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.



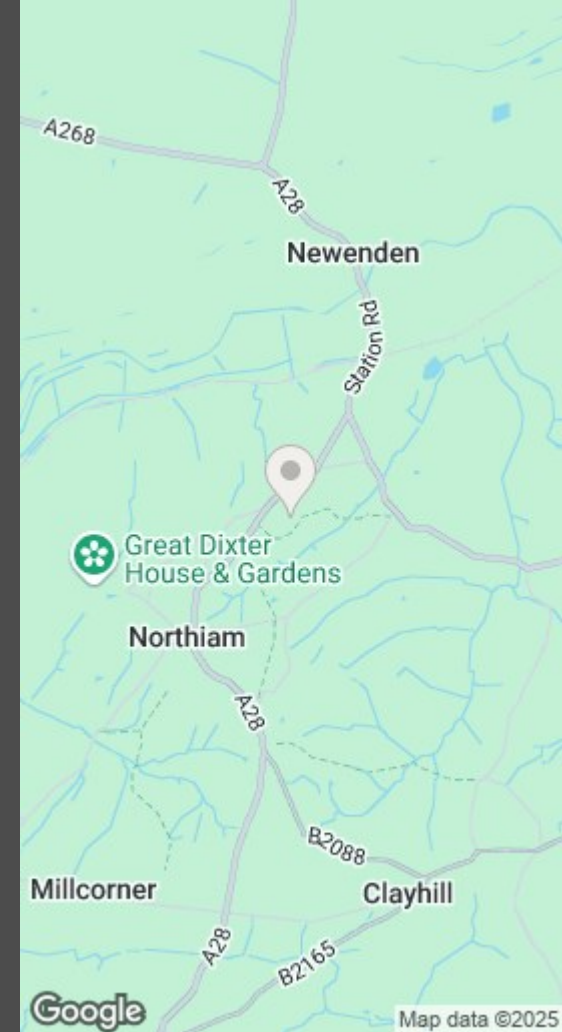




TOTAL FLOOR AREA : 1381 sq.ft. (128.3 sq.m.) approx.

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 <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		93	(82 plus) A		
(81-91) B	84		(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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