

**RUSH
WITT &
WILSON**



**5 Knelle View, Station Road, Northiam, East Sussex, TN31 6QD.
£360,000 Freehold**

A spacious and well appointed three bedroom semi-detached house conveniently located within the highly desirable Village of Northiam and it's popular local amenities. Having been extended to the ground floor level this delightful home provides an excellent open plan living space to the rear comprising a 20' Kitchen / dining room and adjoining snug with access to the rear gardens a terrace with further main living room to the front. To the first floor are three principle bedrooms offering two generous double bedrooms each with fitted wardrobes and further third bedroom or office space. Outside enjoys a beautifully landscaped and private rear garden lead from an Indian Sandstone paved terrace with Pergola covered seating area, further central seating area with Wisteria covered pergola leads to an area of lawn with planted raised beds. To the front offers ample off road parking. Northiam Village benefits from 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

Extensive off road parking to front and side elevations over hard standing leading to car port and single garage, front garden is laid to lawn enclosed by post and close board fencing, external lighting, UPVC front door with obscure glazed sidelight window.

Entrance hall

UPVC front door with obscure glazed side light window, Oak effect laminate flooring, ceiling light, double radiator, chair rail, power and phone point, carpeted staircase to first floor landing with cupboard space below via pine door, wall thermostat, internal doors to living room and kitchen / breakfast room.

Living room

14'3 x 12'9 (4.34m x 3.89m)

Internal Pine door, carpeted flooring, UPVC window to front aspect, double radiator, fitted coal effect gas fire, selection of power points, TV point.

Kitchen / dining room

20'9 x 8'8 (6.32m x 2.64m)

Internal Pine door from hallway, tile effect vinyl flooring, kitchen / room open to snug to rear, UPVC window to side aspect, built in larder cupboard with shelving, kitchen hosts a selection of fitted base and wall units with shaker style doors beneath Oak block work surfaces, four ring Electrolux hob with stainless steel extractor canopy with light over, selection of above counter level power points, tile splash backs, wall cupboard housing electric meter and consumer unit, eye level Indesit oven with grill over and various display units, spaces for appliances below counter level, central matching island unit with Oak work surface incorporating one and half bowl with drainer and tap, space for table to one end, radiator, ceiling lights.

Snug

20'6 x 7'2 (6.25m x 2.18m)

Open access from kitchen / dining room, UPVC French doors and window to rear aspect, further obscure glazed door to side, double radiator, painted brickwork, tongue and groove wall panelling, ceiling down lights, power points, TV point.

Stairs and landing

Carpeted staircase to first floor landing, single radiator, access panel to loft, ceiling light.

Bedroom 1

11'9 x 10'4 (3.58m x 3.15m)

Internal door, carpeted flooring UPVC window to front, full length fitted wardrobes via Pine and mirrored sliding doors, various power points, ceiling light.

Bedroom 2

12'8 x 9'9 (3.86m x 2.97m)

Internal Pine door, carpeted flooring, UPVC window to rear aspect with radiator below, built in airing cupboard complete with slatted shelving housing the hot water tank and BAXI boiler, full length fitted wardrobes via mirrored sliding doors, ceiling light, power points.

Bedroom 3

8'3 x 8' (2.51m x 2.44m)

Internal Pine door, wood effect laminate flooring, UPVC window to front aspect, ceiling light, power points.

Bathroom

8' x 5'4 (2.44m x 1.63m)

Internal Pine door, ceramic tile flooring, obscure UPVC window to rear aspect and side, ceramic wall tiling, ceiling light, chrome ladder heated towel rail contemporary suite comprising push flush WC and pedestal wash basin, white panel bath suite with concealed shower mixer over, shower screen with fitted towel rail.

Rear garden

Outside enjoys a private rear garden lead from a Indian Sandstone paved terrace with Pergola covered seating area, selection of planted borders with ornamental trees and shrubs, external door to garage and light, paved steps leading to further central Pergola covered seating area with climbing Wisteria, access to area of lawn at one end enclosed by panelled fencing and raised railway sleeper planted borders.

Utility room

9'4 x 8'2 narrowing to 5' (2.84m x 2.49m narrowing to 1.52m)

Internal door from garden room, porcelain tile flooring, UPVC window to front aspect, electric panel radiator, internal door to store at rear, ceiling LED downlights, internal door to cloakroom, space for freestanding fridge / freezer, base unit with grey high gloss door beneath a stone effect countertop, inset single composite basin with drainer and tap, metro wall splash back, power points, under counter spaces for washing machine and tumble dryer.

Cloakroom

Internal door, porcelain tile flooring, push flush WC, LED ceiling down lights and extractor fan, corner vanity unit with metro tile splash back.

Store

9'5 x 9' (2.87m x 2.74m)

Internal door from utility, external part glazed door to rear terrace and garden power points and lighting.

Services

Mains gas central heating system.

Mains drainage.

Local Authority - Rother District Council. Band D.

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.







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		Current	Potential
Very energy efficient - lower running costs	101-120	84	59
A	91-100		
B	81-90		
C	71-80		
D	61-70		
E	51-60		
F	41-50		
Not energy efficient - higher running costs	1-40	G	
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	101-120	81	51
A	91-100		
B	81-90		
C	71-80		
D	61-70		
E	51-60		
F	41-50		
Not environmentally friendly - higher CO ₂ emissions	1-40	G	
England & Wales		EU Directive 2002/91/EC	



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