

**RUSH
WITT &
WILSON**



**8 Donsmead Drive, Northiam, East Sussex, TN31 6EQ.
£355,000 Guide Price**

An immaculately presented three bedroom semi-detached house located within a quiet residential area of Northiam Village providing easy access to the well regarded Village Primary School, amenities and excellent walking routes. Constructed in 2016 with remaining four year NHBC guarantee, this delightful home offers well appointed and low maintenance living accommodation over two floors comprising main living room, WC and 18ft fitted kitchen / breakfast room with adjoining utility room to the ground floor. To the first floor are three principle double bedrooms with an en-suite shower room to the master in addition to the main family bathroom suite. Outside enjoys a private rear garden with decked terrace and area of lawn all enjoying an easterly-orientation. To the front offers off-road parking for two vehicles over a resin-bound driveway. Northiam Village offers an excellent selection of 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

Resin-bound driveway to front providing off road parking for two vehicles, low level picket fence with Buxus hedgerow, planted shrub border and path to entrance with external light.

Entrance hall

Composite front door with obscure viewing pane, wood effect vinyl flooring, UPVC window to side aspect with radiator below, pendant light, turned carpeted staircase to first floor with cupboard below housing the consumer unit and electric meter, thermostat.

Cloakroom

Internal door, wood effect vinyl flooring, push flush WC, corner pedestal wash basin, radiator and light.

Living room

12'8 x 12'2 (3.86m x 3.71m)

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

Kitchen / breakfast room

18' x 9'3 (5.49m x 2.82m)

Internal door, wood effect vinyl flooring, UPVC window and French doors to the rear elevations, space for breakfast table with pendant light over, power points, radiator, internal door to utility room, kitchen hosts a variety of matching base and wall units with contemporary matt grey doors beneath wood effect laminated work surfaces with matching upstands, inset stainless one and half bowl with drainer and tap, under mounted Zannussi dishwasher and electrolux oven, four ring gas hob over with stainless steel splashback and extractor canopy with light over, wall unit housing combination gas boiler, integrated 50/50 fridge / freezer, selection of above counter level power points.

Utility room

7'5 x 5'4 (2.26m x 1.63m)

Internal door from kitchen / breakfast room, wood effect vinyl flooring, pendant light, radiator, fitted base and wall units with laminated worktop over, under counter spaces for washing machine and tumble dryer, single stainless bowl with drainer and tap, power points.

Stairs and landing

Turned carpeted staircase to landing, UPVC window to side, access panel to loft, cupboard with slatted shelving and hanging rail, power point.

Bedroom 3

9'4 x 8'4 (2.84m x 2.54m)

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

Bedroom 2

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

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

Bathroom

6'8 x 5'5 (2.03m x 1.65m)

Internal door, wood effect vinyl flooring, radiator, push flush WC, pedestal wash basin, extractor fan and light, panelled bath suite, ceramic wall tiling, shower mixer.

Bedroom 1

12'8 x 10'8 (3.86m x 3.25m)

Internal door, carpeted flooring, UPVC window to front aspect with radiator below, power points, light., thermostat, internal door to en-suite shower room.

En-suite shower room

6' x 5'9 (1.83m x 1.75m)

Internal door, wood effect vinyl flooring, obscure UPVC window to front aspect, push flush WC, pedestal wash basin, radiator, corner shower enclosure with screen doors and shower mixer, extractor fan and light.

Rear garden

Private rear garden enjoying a pleasant easterly facing orientation, raised decked seating terrace led from external French glazed doors to kitchen, level area of lawn enclosed by close board fencing, shed, planted borders, paved path to side with gate to front, external light and tap.

Services

Mains gas central heating system.

Mains drainage.

Local Authority - Rother District Council. Band D.

NOTE - Annual maintenance charges apply - contact office for more details.

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.



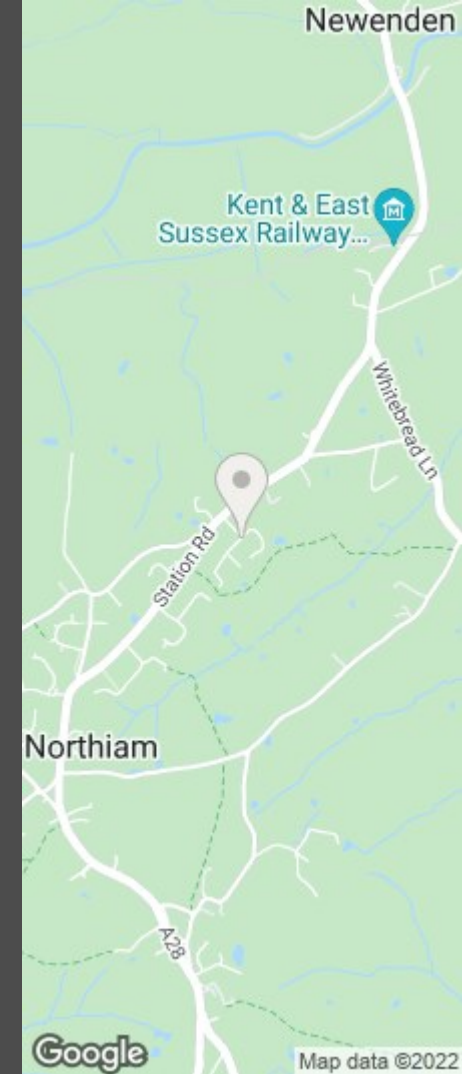


1ST FLOOR
474 sq.ft. (44.0 sq.m.) approx.



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

Current	Desired
Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions
100 kWh	02 phase
61-61	51-60
50-60	61-80
45-45	81-100
38-54	101-120
21-28	
21-29	

Environmental Impact (CO₂) Rating

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England & Wales

EU Directive 2002/91/EC

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