

**RUSH  
WITT &  
WILSON**



**25 Donsmead Drive, Northiam, East Sussex, TN31 6EQ.  
£565,000 Freehold**

**An immaculately presented four bedroom detached family home situated within a quiet residential area of Northiam Village. Newly constructed in 2016, this delightful home offers spacious, well balanced and low maintenance living accommodation arranged over two floors comprising a main living room, separate dining room, 20' fitted kitchen / breakfast room with French doors to the rear gardens, useful utility and cloakroom. To the first floor are four principle bedrooms including an optional study or office, main family bathroom with additional en-suite shower facilities to the master bedroom. Outside offers a generous and privately enclosed rear garden, laid to lawn hosting a variety of well stocked planted borders and a number of pleasant seating areas to enjoy throughout the day. To the front offers off road parking and spacious single garage. The property offers immediate access to network of excellent walking routes and is located within close proximity 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.**



## Entrance Hallway

Wood effect LVT flooring, radiator, pendant light, heating thermostat, stairs rising to the first floor, doors off to the following:

## Dining Room/Play Room

10'7 x 9'8 (3.23m x 2.95m)

Upvc window to the front elevation with fitted shutter blinds, carpet as laid, radiator, pendant light, TV point.

## Living Room

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

Upvc window to the front with fitted shutter blinds, carpet as laid, radiator, TV point.

## Kitchen/Dining Room

20'3 x 9'6 (6.17m x 2.90m)

Upvc window and French doors with views and access onto the rear garden, wood effect LVT flooring, space for dining table and chairs with pendant lighting above, double radiator, TV point, the kitchen comprises fitted base and wall units with contemporary grey doors with stainless steel furniture, wood effect laminate countertops, inset one and a half stainless bowl sink with side drainer and tap, integral Zanussi dishwasher, integral fridge freezer, inset four ring Electrolux gas burner with stainless steel splashback, extractor canopy with light above, undermounted Electrolux oven, recessed downlighters, door through to:

## Utility Room

6'1 x 5'2 (1.85m x 1.57m)

Part glazed external door to rear, wood effect LVT flooring, radiator, pendant light, fitted base and wall units, laminate countertops, space and plumbing for washing and tumble dryer, consumer unit, fitted shelving, wall unit housing the Ideal Logik combination gas boiler, door through to:

## Cloakroom/WC

Obscure upvc window to the side elevation, wood effect LVT flooring, push flush wc, radiator, pedestal wash hand basin with tiled splashback and light.

## First Floor

### Landing

Window to the side elevation, access panel to loft with pull down ladder, cupboard with slatted shelving, doors off to the following:

### Bathroom Suite

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

Obscure upvc window to the rear elevation, wood effect LVT flooring, recessed downlights and extractor fan, chrome heated towel rail, freestanding vanity unit with basin, cupboards below and tiled splashbacks, mirrored cabinet, low level push flush wc, shower/bath suite with shower screen, rinser attachment, ceramic wall tiling.

## Bedroom One

11'4 x 12'8 (3.45m x 3.86m)

Upvc window to the rear elevation with fitted plantation shutter blind enjoying a pleasant outlook over the gardens, carpet as laid, thermostat, door through to:

## En-Suite

11'4 x 3'8 (3.45m x 1.12m)

Obscure glazed window to the rear, wood effect LVT flooring, large free standing vanity with inset basin and cupboards below and tiled splashbacks, recessed downlights, extractor fan, chrome heated towel rail, push flush wc, shower cubicle via bi-folding door with mixer and ceramic wall tiling.

## Bedroom Two

9' x 9'8 (2.74m x 2.95m)

Upvc window to the front elevation with fitted plantation shutter blind, carpet as laid, radiator, TV point.

## Bedroom Three

11'5 x 12'9 narrowing to 8'5 (3.48m x 3.89m narrowing to 2.57m)

Upvc window to the front elevation with fitted plantation shutter blind, carpet as laid, radiator.

## Bedroom Four

7'8 x 8'2 (2.34m x 2.49m)

Upvc window to the front elevation, carpet as laid, radiator, TV point.

## Outside

### Front Garden

Block paved driveway providing off road parking, this leads to an attached single garage, decorative plum slate borders, low level picket fencing a path extending to a covered entrance.

### Rear Garden

Privately enclosed east facing rear garden with a large paved seating area extending onto an area of lawn enclosed by high level close board fencing, plum slate path to side, storage area, external lighting, the garden extends to a further plum slate chipping area to one end with a pergola with climbing wisteria, clematis, the garden boasts a variety of establish planted shrubs, acers, magnolias, planted roses, lavender borders, paved path to side with high level gate leading to the front, perennial beds, variety of ornamental trees. The garden enjoys a pleasant aspect onto a part wooden backdrop, part glazed door into:

### Garage

19'7 x 9'8 (5.97m x 2.95m)

Manual door to the front, part glazed door to the rear.

### Services

Mains drainage, mains gas central heating system.

## Agents Note

Council Tax Band - E

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
84	94		

Very energy efficient - lower running costs

Very environmentally friendly - lower CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC

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