

**RUSH  
WITT &  
WILSON**



**10 Coplands Rise, Northiam, East Sussex, TN31 6PU.  
£325,000 OIEO Freehold**

**CHAIN FREE - A well presented three bedroom terraced home fronting a quiet country lane position of Northiam Village. Having been extensively renovated by the present owners this delightful home enjoys a both a stylish and contemporary living space arranged over two floors comprising a well-lit entrance hall serving a 22ft living / dining room with resin flooring, attractive feature fireplace and French doors to the rear, stunning fitted shaker style kitchen with Minvera counter tops, useful side passageway serving a ground floor WC and utility / store room. To the first floor enjoys three spacious double bedrooms and well appointed main family bathroom suite. Outside offers a private rear garden with paved terrace and area of lawn enclosed by established boundaries with off road parking available to the front over a private driveway. The property is situated just a short distance from the well renowned Great Dixter House and gardens and conveniently accessible to the popular Village amenities and excellent walking routes. 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**

Double gates from lane provided off road parking over a part block pave and shingled driveway, sleeper edged borders, external lighting, external tap, UPVC obscure glazed front door leading to a covered side passageway, painted hardwood front door leading into the entrance hall.

### **Entrance hall**

13' x 5'6 (3.96m x 1.68m)

Decorative tile effect vinyl flooring, straight run carpeted staircase to first floor landing with storage below, ceiling downlights with dimmer controls, UPVC window to the front aspect, internal door to living / dining room.

### **Living / dining room**

22'4 x 10'4 (6.81m x 3.15m)

Internal door, resin flooring, UPVC window and external French doors to the rear aspect, ceiling downlights, open access to kitchen / breakfast room, feature fireplace, wall lighting and fitted bench seating to alcoves, fitted speaker system to ceiling with Bluetooth connection, contemporary column style radiator, variety of power and TV point.

### **Kitchen / breakfast room**

12'4 x 5'6 (3.76m x 1.68m)

Open access from living / dining room, kitchen hosts a variety of matching base and wall units with shaker style doors beneath marble effect Minerva counter tops complete with matching upstands and splash back incorporating breakfast bar with space for stools below, inset four ring induction hob, fitted stainless steel extractor canopy and light over, integrated dishwasher, under mounted Belfast sink with tap, integrated half height oven and grill, variety of above counter level power points with USBC charge ports, open access to side covered passageway, ceiling downlights with dimmer controls, pendant lighting over breakfast bar, feature shelving LED lighting.

### **Side passage**

Open access from kitchen, part-glazed external glazed door to front, larder with light and shelving, access to WC and utility.

### **WC**

Push flush WC, painted wall panelling, ceiling light.

### **Utility / Store room**

10'4 x 6' (3.15m x 1.83m)

UPVC window and part-glazed external stable door to rear, plumbing for appliances.

### **Stairs and landing**

Straight run carpeted staircase and landing, painted balustrade, UPVC window to

front, ceiling downlights, power points, built in cupboards with hanging rails, cupboard housing the ideal gas boiler.

### **Bedroom 1**

13'3x 8'6 (4.04mx 2.59m)

Internal door, carpeted flooring, UPVC window to the rear aspect with fitted plantation shutter blind, radiator, ceiling downlights with dimmer controls, power points, built in cupboard via door with hanging rails.

### **Bedroom 2**

11'4 x 11' (3.45m x 3.35m)

Internal door, carpeted flooring, UPVC window to the rear aspect with fitted plantation shutter blind, radiator, ceiling downlights with dimmer controls, power points, access panel to loft over.

### **Bathroom**

8'2 x 5'7 (2.49m x 1.70m)

Internal door, decorative tile flooring, traditional style radiator, obscure UPVC window to front aspect, push flush WC, freestanding vanity with cupboards below, p-shape shower bath suite with metro wall tiling and concealed shower mixer and large rainfall head with rinser.

### **Bedroom 3**

10'6 x 8'3 (3.20m x 2.51m)

Internal door, carpeted flooring, UPVC window to the rear aspect with fitted plantation shutter blind, radiator, ceiling downlights with dimmer controls, power points.

### **Garden**

Privately enclosed rear garden enjoying a south-easterly orientation, paved rear terrace leading onto an area of lawn with established hedgerow boundaries, stable door to the utility / store, French external doors to living / dining room.

### **Services**

Mains gas central heating system.

Mains drainage.

Local Authority - Rother District Council. Band C.

### **Agents note**

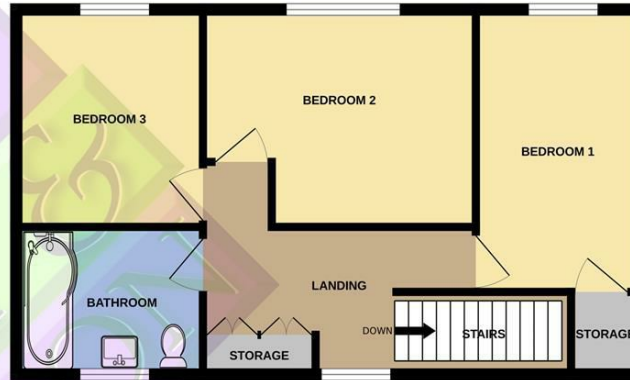
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.





GROUND FLOOR

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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