

1 Strawberry Fields, Northiam, East Sussex, TN31 6GD.
£625,000 Freehold

A beautifully presented and spacious four bedroom detached family home located within a quiet and highly desirable residential area of Northiam Village providing convenient access to the local amenities and just a short walk to the well renowned Great Dixter House & Gardens. Accommodation to the ground comprises a bright main living room, separate dining room with French doors to the rear garden, newly fitted 20' kitchen / breakfast room with separate utility room, cloakroom and ground floor bedroom or optional office. To the first floor are three further principle bedrooms to include a generous 18' master bedroom with full length built in wardrobes and stunning en-suite shower room in addition to a main shower room suite. Outside enjoys a private west-facing and fully landscaped rear garden with full-width paved terrace and steps leading to an elevated area of lawn with established planted borders and garden shed to one end. To the front offers off road parking and detached double garage. 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

Entrance Hall
Composite front door with sidelight window, Karndean flooring, straight run carpeted staircase leading to first floor accommodation with low level cupboard below via oak door complete with power and lighting, radiator, consumer unit.

Living Room
15'5 x 11'6 (4.70m x 3.51m)
Internal oak door, carpeted flooring, UPVC window to front aspect with radiator below, open access to dining room, pendant lighting, power, phone and TV point.

Dining Room
11'5 x 9'7 (3.48m x 2.92m)
Open access from living room, UPVC French doors to the rear garden and terrace, space for dining table and chairs, radiator, internal oak door to kitchen / breakfast room, pendant light and power point.

Kitchen/Breakfast Room
20'9 x 11'5 narrowing to 8'3 (6.32m x 3.48m narrowing to 2.51m)
Internal oak glazed door from hall, Karndean flooring, further internal oak glazed door to dining room, UPVC windows to the rear aspect, part-glazed UPVC external door to side passage serving the garage, internal oak door to utility room. Kitchen comprises a range of fitted base and wall units with contemporary doors beneath stone effect laminated counter tops with matching upstands, inset composite basin with drainer and tap, space for freestanding fridge / freezer, pendant lighting, radiator, wall unit housing the gas boiler, inset four ring ceramic hob with fitted extractor canopy and light over, integrated Blomberg dishwasher, integrated NEFF eye level double oven and grill, power points.

Utility Room
6'5 x 5'1 (1.96m x 1.55m)
Internal oak door, Karndean flooring, obscure UPVC window to side aspect, radiator and pendant lighting, fitted base unit with stone effect laminated counter top, inset composite basin, power points, under counter space for washing machine.

Cloakroom/WC
Internal door, Karndean flooring, low level WC, radiator, vanity with basin and cupboard below, light and extractor fan.

Bedroom Four/Office
11'4 x 8'9 (3.45m x 2.67m)
Internal oak door, carpeted flooring, UPVC window to the front aspect, radiator below, pendant light, power point.

Stairs & Landing
Carpeted staircase and landing, UPVC dormer window to front aspect with radiator below, access panel to loft over, airing cupboard via oak door housing a pressurised heating system.

Bedroom One
18'3 x 9'7 (5.56m x 2.92m)
Internal oak door, carpeted flooring, UPVC window to front aspect with radiator below enjoying far reaching views, full length fitted wardrobes with mirrored sliding doors complete hanging rails and shelving over, internal oak door to en-suite, power points.

En-Suite Shower Room
8'8 x 7' (2.64m x 2.13m)
Internal oak door, Karndean flooring, obscure UPVC window to the rear aspect, low level WC, marble effect wall tiling, vanity unit, chrome heated towel radiator, walk-in shower enclosure with large rainfall head, light and extractor fan.

Main Shower Room Suite
7'9 x 7'1 (2.36m x 2.16m)
Internal oak door, Karndean flooring, obscure UPVC window to the rear aspect, push flush WC, vanity unit, chrome heated towel radiator, shower enclosure with large rainfall head, light and extractor fan.

Bedroom Two
14' x 9' (4.27m x 2.74m)
Internal oak door, carpeted flooring, UPVC window to side and rear aspects, radiator, fitted double wardrobe, light, power points.

Bedroom Three
11'7 x 10'5 (3.53m x 3.18m)
Internal oak door, carpeted flooring, UPVC window to front with radiator below, light, power point.

Garden
Privately enclosed rear garden enjoying a west-facing orientation with full width paved terrace providing an alfresco dining or entertaining area with fitted sun awning, covered side passage with access to garage and front elevations, external tap and lighting, garden fully enclosed by high level panelled fencing, brick retaining wall with steps leading to a sleeper edged level area of lawn, further well stocked and planted raised borders with sleeper retaining wall, path with garden shed to one end.

Double Garage
17'5 x 16'8 (5.31m x 5.08m)
Electrically operated sectional door to front, external part-glazed door to side, access panel to boarded loft over, ceiling lights, power points.

Services
Mains gas central heating system.
Mains drainage.
Local Authority - Rother District Council. Band F.

Agents Note
Council Tax Band - F

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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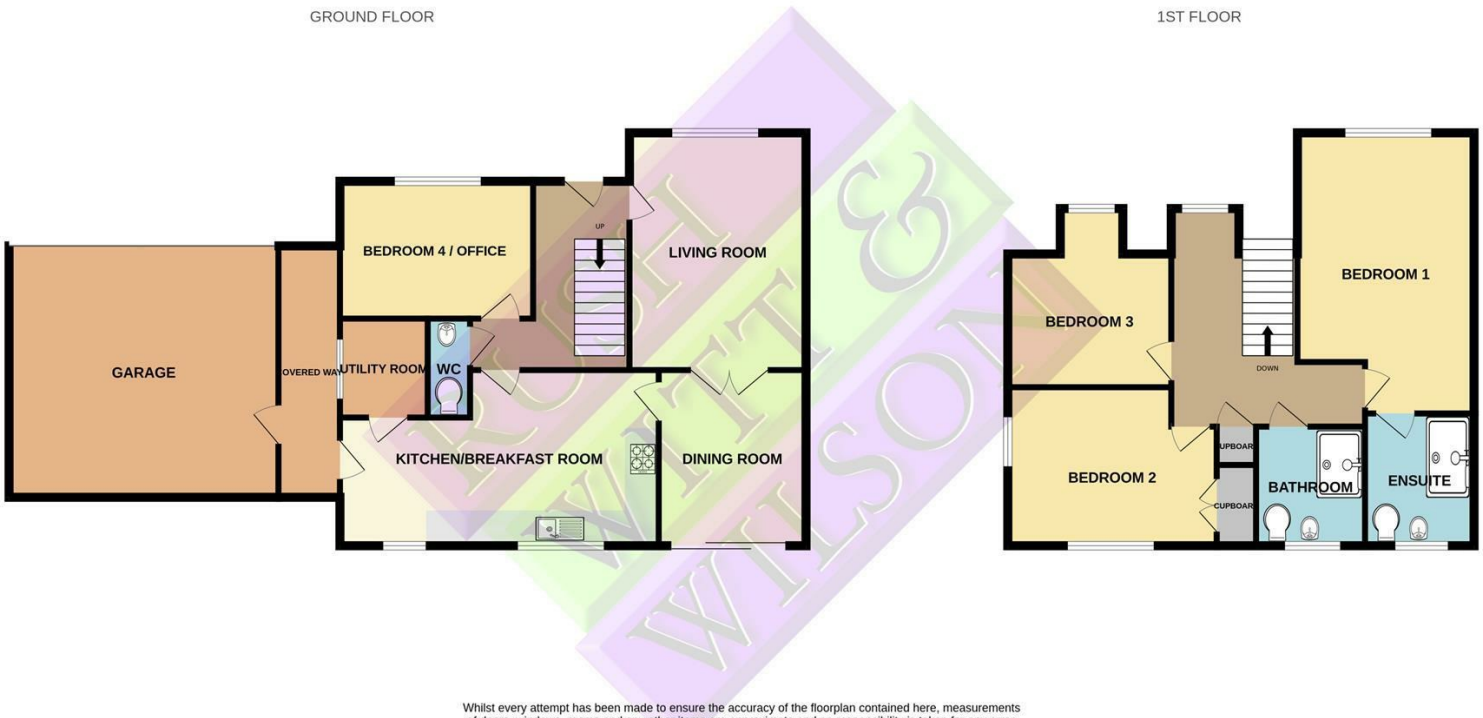




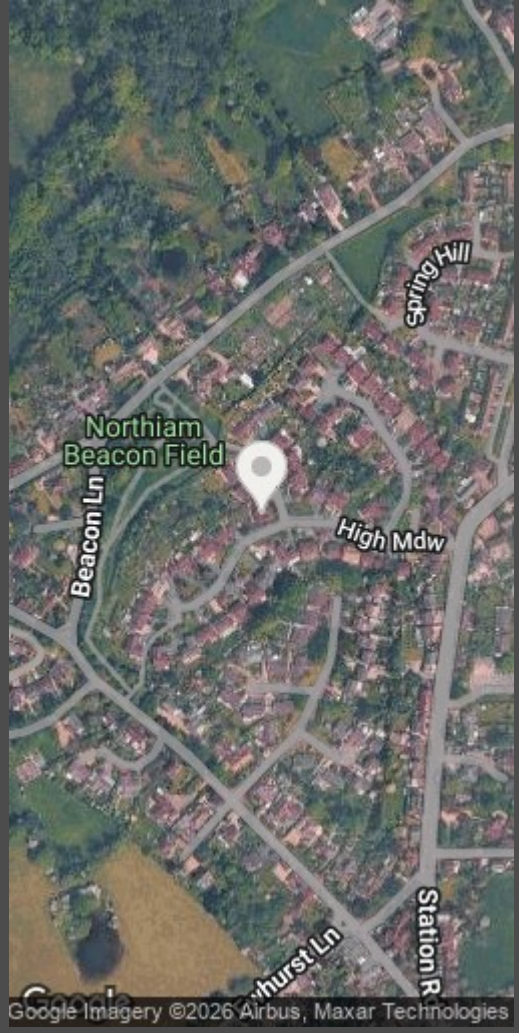


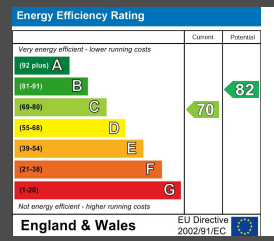


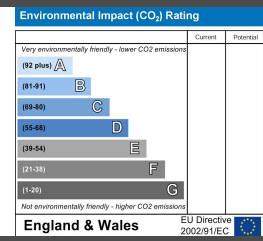




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