

15 Cricketers Field, Northiam, East Sussex, TN31 6FA.
£399,950 Freehold

An exceptionally well presented three bedroom semi-detached house located within a quiet residential area of Northiam village constructed in 2017 with remaining NHBC. This delightful home enjoys a double aspect 18' main living room with French doors to the rear garden, 18' contemporary fitted kitchen/breakfast room with useful utility and ground floor cloakroom. To the first floor are three principle bedrooms including a spacious master bedroom with dressing area and en-suite shower room in additional to the main family bathroom suite. Outside benefits from a private rear garden with paved terrace providing an alfresco dining space, laid to lawn with newly installed summer house. The property also benefits from a single garage and off road parking space with further visitor parking available. Northiam village offers a choice of convenience stores, well regarded bakery and hardware store, award winning doctor's surgery, denist's and opticians with further high street shopping available and both Tenterden & Rye on a short drive away.







Front
Property approached to front from communal pathway, font garden enclosed by picket fence with central paved path to covered entrance and composite front door with viewing pane, planted borders and external light, close board gate to side elevations with access to rear.

Entrance Hall
Composite front door with viewing pane, radiator, wood effect vinyl flooring, carpeted staircase to first floor landing, power point, thermostat, internal doors to living room and kitchen/breakfast room severally.

Living Room
18'5 x 10'4 (5.61m x 3.15m)
Internal door, wood effect vinyl flooring, window to front aspect with radiator below, ceiling light, French doors to the rear terrace and garden, radiator, selection of power points, TV and phone point.

Kitchen/Breakfast Room
18'5 x 9'3 (5.61m x 2.82m)
Internal door, wood effect vinyl flooring, window to front aspect with radiator below, space for dining table with pendant ceiling light over, power points, storage cupboard housing electric meter, window to rear aspect from kitchen end, further radiator, internal door to utility room, ceiling LED down lights, kitchen hosts a selection of contemporary fitted base and wall units with white high gloss doors beneath stone effect laminated work surfaces with matching up stands, inset one and half stainless bowl with drainer and tap, integrated fridge/freezer and Zanussi dishwasher, below counter level Electrolux oven with four ring gas hob over, stainless steel splash back with extractor canopy and light over, selection of above counter level power points.

Utility Room
6'3 x 5'2 (1.91m x 1.57m)
Internal door from kitchen, wood effect vinyl flooring, external glazed door to rear elevations, ceiling light, fitted base and wall units with white high gloss doors beneath stone effect laminated work surfaces and matching up stands over, below counter level space for washing machine and tumble dryer, wall unit housing the gas boiler, internal door to cloakroom.

Cloakroom/WC
Internal door, wood effect vinyl flooring, ceiling light and extractor fan, pedestal wash basin, push flush wc, radiator.

Stairs & Landing
Carpeted staircase and landing with painted timber balustrade and handrail, pendant light over, window to rear aspect with radiator below, power point, access panel to loft over, airing cupboard with slatted shelving.

Master Bedroom
18'5 x 10'4 narrowing to 6'8 at dressing area (5.61m x 3.15m narrowing to 2.03m at dressing area)
Internal door, carpeted flooring, window to rear aspect with radiator below, ceiling and wall lights, wall thermostat, dressing area with internal door to en-suite shower room, window to front aspect with radiator below, selection of power points, TV point.

En-Suite Shower Room
7'2 x 3'9 (2.18m x 1.14m)
Internal door, tile effect vinyl flooring, obscure window to front, ceiling down lights, push flush wc, pedestal wash basin with tap and tile splash back, heated towel rail, large shower enclosure with sliding glass door, ceramic wall tiling and contemporary shower mixer, extractor fan.

Bedroom Two
10'6 x 8'4 (3.20m x 2.54m)
Internal door, carpeted flooring, window to front aspect with radiator below, ceiling light, power points.

Bedroom Three
9'3 x 7'5 (2.82m x 2.26m)
Internal door, carpeted flooring, window to rear aspect with radiator below, power points.

Family Bathroom
7'2 x 6'1 (2.18m x 1.85m)
Internal door, tile effect vinyl flooring, obscure window to front aspect, ceiling down lights, extractor fan, pedestal wash basin and wc, heated towel rail, towel radiator, white shower bath suite with screen, ceramic wall tiling and wall mounted Mira shower mixer.

Rear Garden
Privately rear garden laid to lawn enclosed by close board fencing planted with climbing roses and evergreen conifers, paved rear terrace with path to side elevations and gate to front, external light and tap, painted summer house via glazed doors (9'x9') which is available by separate negotiation.

Garage & Parking
19'3 x 9'8 (5.87m x 2.95m)
Attached single garage with manual up and over door with block pave parking space.

Services
Mains gas central heating system.
Mains drainage.
Annual maintenance fees apply

Northiam Agents Note
Council Tax Band - D

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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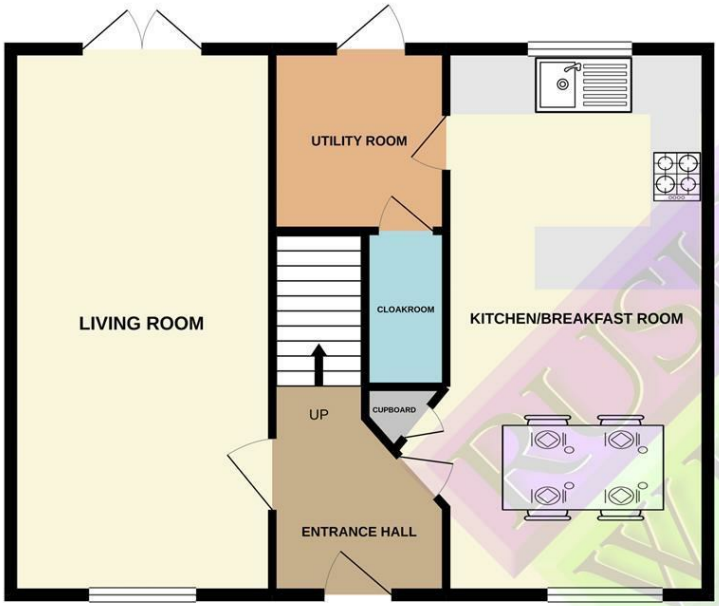








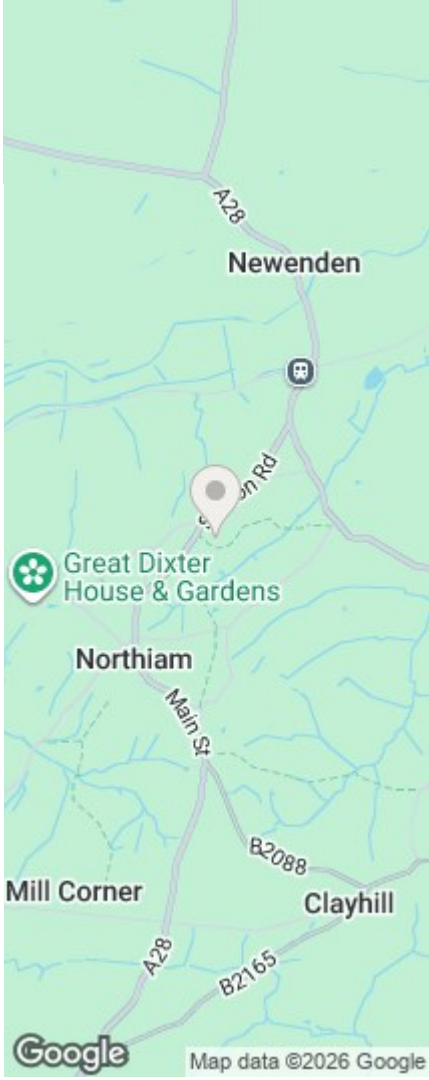
GROUND FLOOR

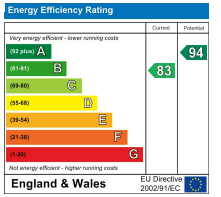


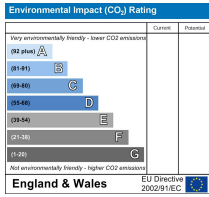
1ST FLOOR



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