

**RUSH
WITT &
WILSON**



**17 North Ridge, Northiam, East Sussex, TN31 6PG.
£460,000 Freehold**

A spacious and well presented three bedroom detached bungalow located in a peaceful cul-de-sac position of Northiam Village providing immediate access to the local amenities available and the well renowned Great Dixter House and Gardens. Accommodation comprises a double aspect living room with fitted wood burning stove and French doors to the rear garden, well appointed kitchen and separate utility room, WC and shower room, two generous and well-lit double bedrooms each with built in wardrobes and further single bedroom or optional dining room / study. Outside enjoys a large west-facing rear garden hosting a variety of well stocked borders and specimen trees, seating area, garden store and shed. To the front provides ample off road parking and attached garage. The property also benefits from newly fitted windows throughout and is conveniently accessible to the popular Village amenities and excellent walking routes nearby. 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 of Property

Front garden predominantly laid to lawn enclosed by post and rail fencing, paved path to front leading to high level gate with access to side elevations, external lighting, large Tarmac driveway to front providing ample off road parking leading to an attached single garage, paved steps leading to front door.

Entrance Hall

Brand new composite front door with obscure viewing panes and sidelight window, pendant light, power points, Oak flooring, double radiator, built in cupboard via door complete with shelving, cupboard housing the gas boiler, access panel to a part boarded loft over with pull down ladder.

Utility Room

10'8 x 4'3 (3.25m x 1.30m)
Internal door, oak flooring, external glazed door and window to rear, light, base unit with laminated counter top over, recess for freestanding fridge / freezer, radiator, plumbing for washing machine.

Cloakroom/WC

Internal door, push flush wc, wall mounted hand basin, extractor and light.

Shower Room

7'8 x 6'4 (2.34m x 1.93m)
Internal door, wood effect LVT flooring, obscure UPVC window to rear aspect, ceramic wall tiling, ceiling downlights, vanity unit with basin and cupboards below, push flush WC, corner shower enclosure with mixer, heated towel rail.

Kitchen

10'3 x 10' (3.12m x 3.05m)
Internal glazed door from hall, ceramic tiled flooring, UPVC window glazed external door to rear, ceiling lights, radiator, kitchen hosts a variety of matching base and wall units with shaker style doors beneath wood effect laminated countertops, inset one and half bowl with drainer and tap, metro tile splashbacks and a variety of above counter level power points, wall units with downlighters, eye level microwave and oven, recess for freestanding fridge/freezer with plumbing for water dispenser, space for freestanding oven, integrated slimline dishwasher.

Living Room

16'1 x 14'2 (4.90m x 4.32m)
Internal glazed doors, oak flooring, upvc window to side aspect, French doors with sidelight windows to rear aspect, stone fireplace and newly fitted wood burning stove, power points, TV point, radiator, ceiling light with fan.

Bedroom One

12'9 x 10'7 (3.89m x 3.23m)
Internal door, carpeted flooring, upvc window to front aspect with radiator below, light and ceiling fan, built in double wardrobes complete with hanging rails and shelving over, power points, tv point.

Bedroom Three/Dining Room

9'5 x 7'5 (2.87m x 2.26m)
Internal door, oak flooring, upvc window to front aspect with radiator below, built in cupboards via double doors, power points, light.

Bedroom Two

14'2 x 12'4 (4.32m x 3.76m)
Internal door, carpeted flooring, upvc window to front aspect with radiator below, built in double wardrobes complete with hanging rails and shelving over, power points, tv point.

Outside

Rear Garden

Private west-facing rear garden with tarmac seating area led from the rear elevations, low level sleeper retaining wall leading onto an open area of lawn enclosed by high level close board fencing hosting a variety of well stocked planted rose and shrub borders, gate to side, external lighting and tap, part-glazed door to garden store, variety of specimen trees, garden shed.

Garden Store

8'1 x 6'1 (2.46m x 1.85m)
Part-glazed external door, window to rear, power point and lighting.

Garage

17' x 8'2 (5.18m x 2.49m)
Manual up and over door to front, power supply and lighting.

Agents Note

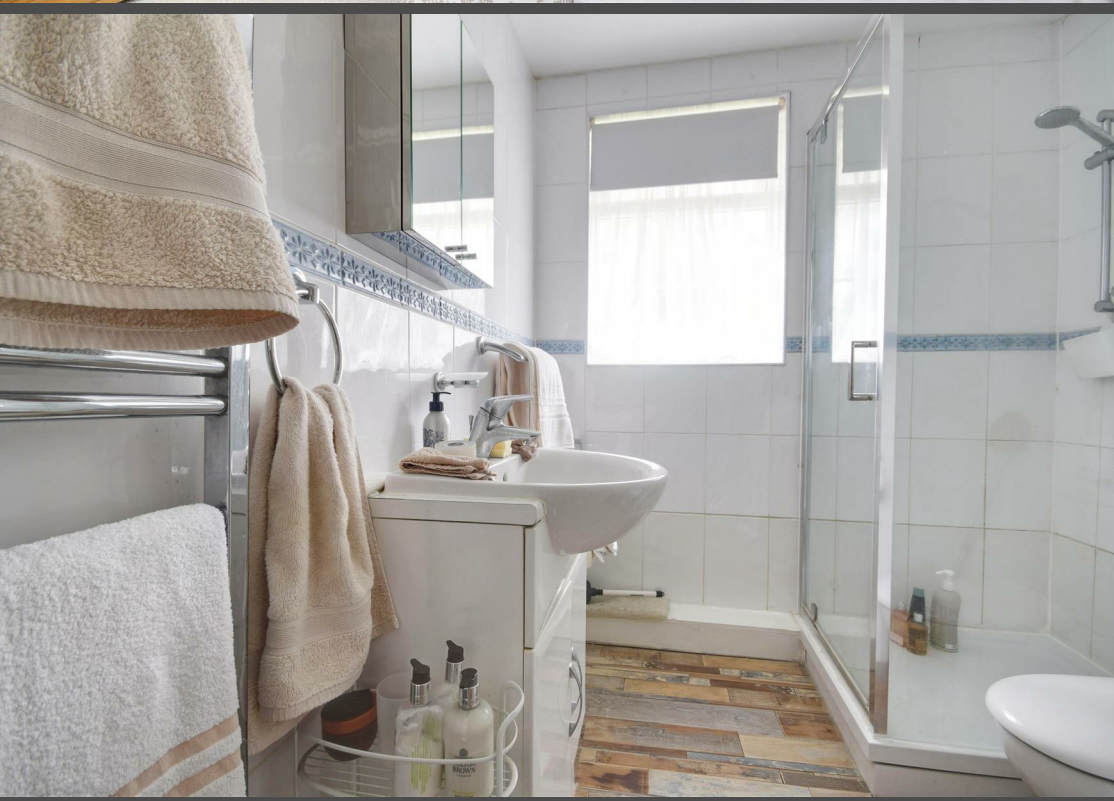
Council Tax Band - E

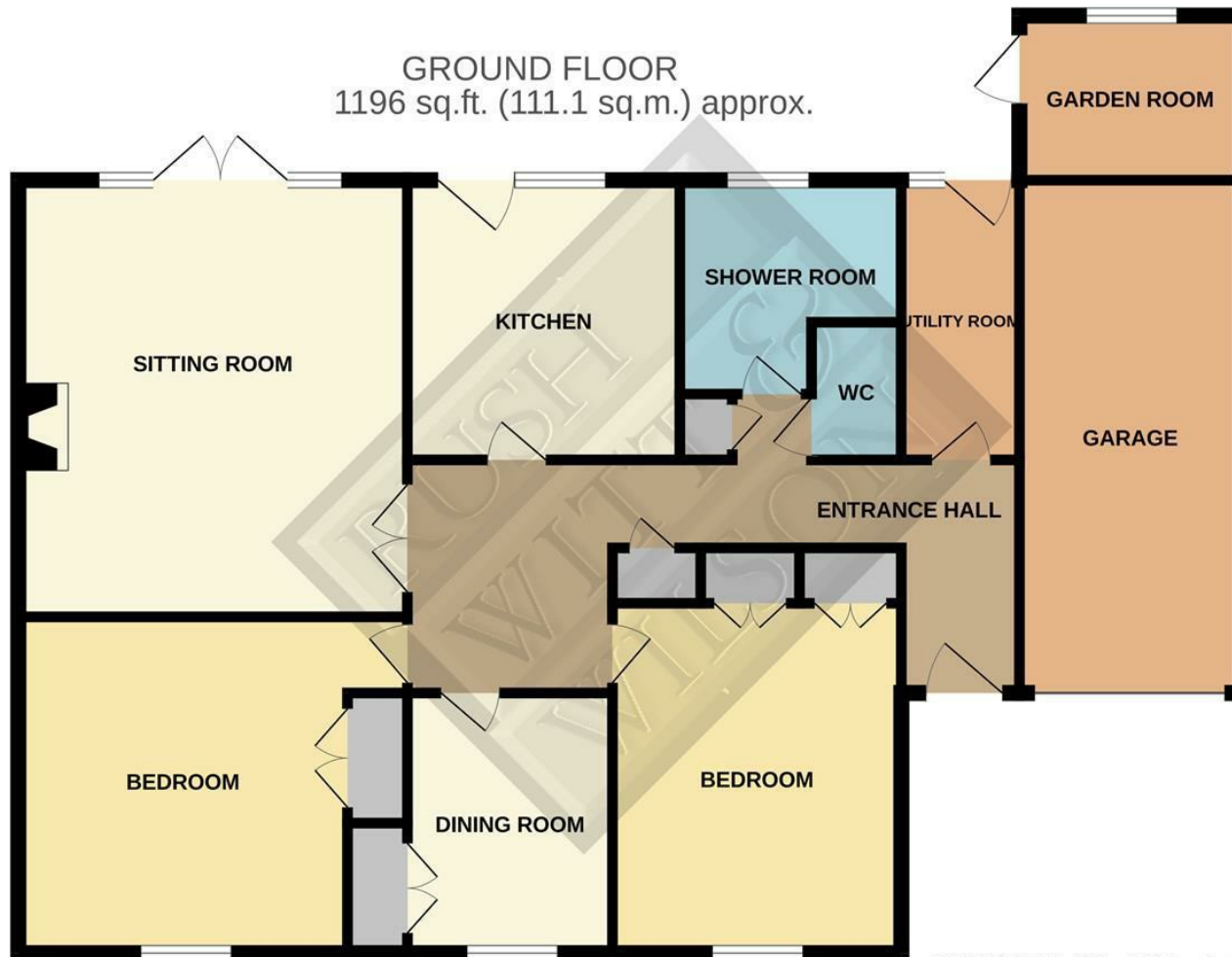
Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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TOTAL FLOOR AREA : 1196 sq.ft. (111.1 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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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