

**RUSH
WITT &
WILSON**



**2 Wheatfield Way, Cranbrook, Kent, TN17 3LS.
£575,000 Freehold**

CHAIN FREE - A spacious and well presented four bedroom detached family home occupying a highly sought after position of Cranbrook complete with optional annex and detached 18ft garage / workshop. This delightful home enjoys a highly adaptable living space considered to appeal to those with seeking dual occupancy requirements or those seeking to work from home with accommodation comprising a well-lit entrance hall, cloakroom/wc, generous open plan kitchen/dining room with bi-folding doors to the rear garden, triple aspect living room, utility room, optional ground floor fourth bedroom or study and additional kitchen / living room with doors to the rear. To the first floor are three spacious double bedrooms with stylish ensuite bathroom to the master in addition to a main shower room suite. Externally the property enjoys a private and well tended rear garden enjoying a variety of seating areas complete with greenhouse, gated rear access and detached 18ft garage/workshop. To the front offers off road parking for two vehicles. Cranbrook town offers a range of boutique shops, cafes, restaurants and public houses including The George Hotel. The property is conveniently positioned to Cranbrook School and located just 6.2 miles from Staplehurst mainline station.



Covered Entrance

External lighting, part glazed composite front door through to:

Inner Hallway

Engineered oak flooring, radiator, stairs rising to the first floor, pendant lighting, doors off to the following:

Utility Room

7'7 x 8'7 (2.31m x 2.62m)

Obscure upvc window to the front elevation, engineered oak flooring, space and plumbing for washing machine, recessed downlights, door through to:

Reception Room

9'1 x 8'8 (2.77m x 2.64m)

Upvc window to the front elevation, radiator, consumer unit, wall lighters, door through to:

Open Plan Kitchen/Living Room

8'8 x 19'3 (2.64m x 5.87m)

Part glazed external door and window to the side elevation, tile effect vinyl flooring, recessed downlights, to the kitchen end there is fitted contemporary base and wall units with high gloss doors, quartz effect laminate countertops, inset single composite basin with tap, two ring Belling induction hob, half height integral Neff oven, integral fridge/freezer, pull out cutlery and pan drawers, space and plumbing for dishwasher, open access to the living room, radiator, sliding doors with views and access onto the rear garden, phone point, TV point, wall lights.

Kitchen/Breakfast Room

19' x 17'1 (5.79m x 5.21m)

Upvc window and bi-folding doors to the rear, further part glazed stable door to the side elevation, engineered oak flooring, column radiator, recessed downlights, space for freestanding fridge/freezer, tower unit housing the Baxi gas boiler, further adjacent tower unit, the kitchen hosts a variety of matching base and wall units with shaker style doors, variety of integral appliances, half height integral Bosh oven and microwave oven above, pull out tower larder unit, corner larder unit complete with shelving, power points and lighting, wine rack, base unit with one and a half stainless bowl drainer and tap, space and plumbing for dishwasher, granite countertops, inset four ring Bosh gas burner with coloured glass splashback, Bosh stainless steel extractor canopy and lighting, soft closing cutlery and pan drawers, space for dining table and chairs, door through to:

Living Room

20'1 x 10'9 narrowing to 9'5 (6.12m x 3.28m narrowing to 2.87m)

Upvc window to front, window to side with full height glazed door to side, full height glazed door to rear with sidelight windows, engineered oak flooring, pendant lighting, double radiator.

Cloakroom/WC

Obscure window to front, sliding oak internal door, stone effect vinyl flooring, push flush wc, wall mounted corner hand basin, heated towel rail.

First Floor

Landing

Access panel to loft, pendant light, doors off to the following:

Bedroom One

11'3 x 11'8 (3.43m x 3.56m)

Upvc dormer to the front elevation, carpet as laid, radiator, low level eaves storage, pendant light, door through to:

En-Suite

11'4 x 5'6 (3.45m x 1.68m)

Stone effect laminate flooring, push flush wc, bath suite with rinser attachment, contemporary wall tiling, chrome heated tower radiator, freestanding vanity with cupboards, recessed downlights, walk in shower enclosure with concealed mixer, shower rinser.

Shower Room

7'5 x 5'4 (2.26m x 1.63m)

Upvc dormer to rear, stone laminate flooring, decorative wall tiling, push flush wc, chrome heated towel rail, vanity unit, recessed downlights, shower cubicle with screen door, concealed mixer with large rainfall head and rinser, shaver point, extractor fan.

Bedroom Two

11'5 x 12'6 max (3.48m x 3.81m max)

Upvc dormer to rear, further upvc window to side, carpet as laid, wardrobe with hanging rail, radiator, additional wardrobe with hanging rail.

Bedroom Three

9'3 x 13'5 (2.82m x 4.09m)

Upvc dormer to front, carpet as laid, radiator, eaves storage cupboard, built in wardrobe with hanging rail, pendant light.

Outside

Front Garden

Block paved driveway with off road parking for two vehicles, laid to lawn enclosed by mature hedgerows and planted perennial borders, specimen climbing wisteria and roses to the front elevations, high level gate to each side elevations, garden pond, planted borders to front.

Rear Garden

Privately enclosed which is predominantly laid to lawn enclosed by high level feather edge fencing, paved seating area, gated access to each side elevations with high level gates to front, gutter fed water butts, paved seating area, greenhouse, external tap and lighting, number of

specimen trees within the garden, steps extending onto a shingled area with garden shed, double high level gates leading to the road side.

Double Garage/Workshop

18' x 18' (5.49m x 5.49m)

Accessed via twin doors to the rear, twin windows to the front, external door to side, separate consumer unit, power and lighting connected.

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.

Important Notice:

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
81	67		

Energy Efficiency Rating: A (92-100), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).
 Environmental Impact (CO₂) Rating: A (82-100), B (69-81), C (55-68), D (39-54), E (21-38), F (1-20).

England & Wales EU Directive 2002/91/EC

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