

**RUSH  
WITT &  
WILSON**



**13 North Ridge, Northiam, East Sussex, TN31 6PG.  
£475,000 OIEO Freehold**



**An exceptionally well presented and incredibly spacious three bedroom detached bungalow situated within a highly desirable and private residential area of Northiam Village. Located within North Ridge Cul-de-sac only a short distance from the well renowned Great Dixter House and Gardens this delightful home offers a truly peaceful setting and only a short walk to the popular amenities. The property offers well balanced living accommodation presented to the highest order comprising a generous 23' double aspect main living dining room with doors to adjoining 22' dual access conservatory, spacious reception hall leading to a contemporary kitchen, luxurious shower room and separate modern bathroom suites and three well appointed bedrooms. Externally it offers an incredibly private landscaped rear garden with an Indian Sandstone terrace, laid to lawn with planted borders, access to a useful utility outhouse with power, further lower terrace with pergola. To the front offers a well tended front garden, ample off road parking and detached single garage. Northiam Village offers a choice of convenience stores, popular bakery, hardware store, award winning Doctor's surgery, Dentist's and Opticians. Further High Street shopping is available at both Tenterden & Rye a short drive away.**



**Front Of Property**

Area of hard standing to front providing off road parking leading to detached single garage, wrought iron gate from drive to rear garden, Indian sandstone path from drive leading to entrance porch, well tended front garden laid to lawn with Buxus hedgerow to front, planted borders with a variety of flowering shrubs, ornamental Acer tree, roses, external power point and lighting, further access to Eastern elevations with further wrought iron gate to rear.

**Entrance Porch**

6'4 x 4'4 (1.93m x 1.32m)  
UPVC front door, internal obscure glazed door with sidelight window to reception hall, UPVC window to front, Sandstone flooring, ceiling down lights.

**Reception Hall**

Internal obscure glazed door from porch, ceramic flooring, steps to carpeted inner hallway, access panel to loft over, ceiling light, radiator with decorative cover, wall alarm panel, telephone point, cupboard via bi-folding door housing the consumer unit and electric meter, power point, internal glazed doors to living / dining room and kitchen.

**Living/Dining room**

23'6 x 14'4 (7.16m x 4.37m)  
Internal glazed doors from reception hall, carpeted flooring, UPVC full height window to front with radiator below, two five arm ceiling lights and wall light with dimmer controls, stone effect resin fireplace housing a wood burning stove, further UPVC window to side aspect, UPVC internal French doors to conservatory to rear, space for dining table, double radiator, selection of power points, TV point.

**Kitchen**

15' x 7'4 (4.57m x 2.24m)  
Internal glazed door from reception hall, continuation of ceramic flooring, ceiling down lights, further internal glazed door to conservatory to rear, kitchen hosting a selection of contemporary fitted base and wall units with high gloss doors beneath Oak effect laminated work surfaces, inset one and half stainless FRANKE stainless bowl with drainer and tap, full height larder via door with built in shelving, additional full height unit with shelving, fitted three oven Cuisine range with five ring gas hob, stainless steel extractor canopy with light over, metro wall tiling with a selection of above counter level power points, wall unit feature lighting, eye level display cabinets, under counter BOSCH dishwasher and Hoover washing machine, tower unit housing a Worcester gas boiler.

**Conservatory**

22' x 12'6 narrowing to 6' (6.71m x 3.81m narrowing to 1.83m)  
Internal glazed door from kitchen, further double internal UPVC doors from living / dining room, wall lights, triple aspect room with windows to each side and rear elevations, Oak sills, external UPVC doors to rear terrace, pendant ceiling light, space for table, double radiator, free standing 50/50 fridge freezer, selection of power points.

**Inner Hallway**

Carpeted inner hallway, ceiling lights, further access panel to loft.

**Shower Room**

8' x 4'6 (2.44m x 1.37m)  
Internal door, decorative tile flooring, ceramic wall tiling, contemporary combination vanity unit incorporating wash basin and push WC with storage, wall mounted mirror display cabinet, walk-in shower enclosure with wall mounted MIRA sport air boost shower, ceiling down lights, wall heater and extractor fan.

**Bathroom**

8'1 x 5'1 (2.46m x 1.55m)  
Internal door, ceramic tile flooring, obscure window to rear aspect, chrome ladder heated towel rail, panel bath suite with traditional style taps, ceramic wall tiling, combination vanity unit incorporating wash basin and WC, ceiling down lights.

**Bedroom Three**

10'6 x 7'4 (3.20m x 2.24m)  
Internal door, carpeted flooring, UPVC window to front aspect with radiator below, ceiling light, selection of power points.

**Bedroom Two**

12' x 11'2 (3.66m x 3.40m)  
Internal door, carpeted flooring, UPVC window to rear aspect with radiator below, ceiling light, power points.

**Bedroom One**

14' x 10'6 (4.27m x 3.20m)  
Internal door, carpeted flooring, UPVC window to front aspect with radiator below, ceiling light, fitted wardrobes complete with hanging rail and shelving, TV point, power points.

**OUTSIDE**

**Rear Garden**

Stunning landscaped rear garden with an Indian Sandstone paved terrace from the rear elevations, laid to lawn with a host of evergreen planted borders, raised mulched bed to rear of

outhouse, steps to a lower private Sandstone terrace with Pergola and railway sleeper retaining wall, decorative shingled borders and access to both side elevations via wrought iron gates, Birch tree, gutter fed water butts, external power points and tap.

**Outhouse/Utility**

9'8 x 7'3 (2.95m x 2.21m)  
External sliding doors from terrace with sidelight window, vinyl flooring, power points, ventilation for tumble dryer, internal door to storage room with light and shelving (7'4 x 5'2).

**Garage**

16'6 x 8'3 (5.03m x 2.51m)  
Manual up and over door, power and light.

**Services**

Mains gas central heating system.  
Mains drainage.

**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.

Council Tax Band – E

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.









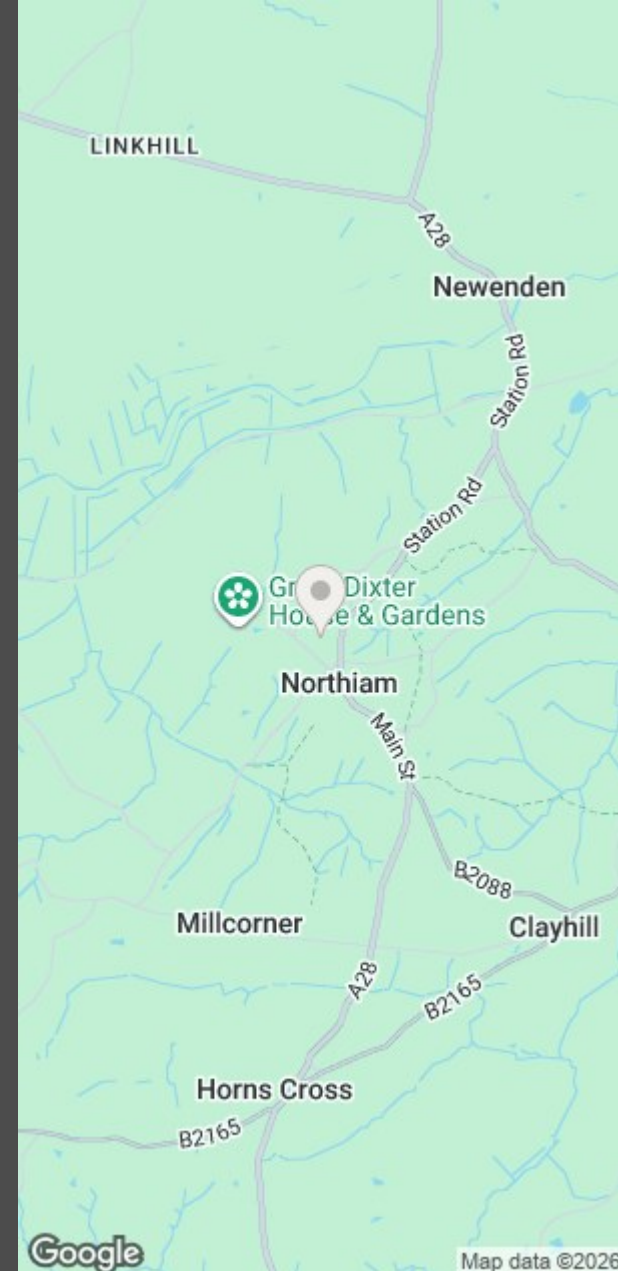




TOTAL APPROX. FLOOR AREA 1246 SQ.FT. (115.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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**RUSH  
WITT &  
WILSON**

**Residential Estate Agents  
Lettings & Property Management**



**Ambellia Main Street  
Northiam  
East Sussex  
TN31 6LP  
Tel: 01797 253555**

**northiam@rushwittwilson.co.uk  
www.rushwittwilson.co.uk**