

**RUSH  
WITT &  
WILSON**



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

An incredibly spacious four bedroom detached bungalow offering versatile and highly adaptable living accommodation located within a quiet and highly sought after residential area of Northiam village. Having been extended by the present owners the property is considered to appeal to buyers seeking dual occupancy living requirements or potential annex accommodation. Principal living currently comprises a 16ft double aspect living room with French doors to the rear garden, shaker style kitchen and separate dining area, two generous main bedrooms with fitted wardrobes to the master, main family bathroom, utility room and WC. The newer extension forms two further spacious double bedrooms, and large reception room with French doors to the rear and stylish en-suite shower room. Externally the property enjoys a private rear garden with paved seating area under pergola, area of lawn with planted borders, specimen Oak tree and two garden sheds each with power supply. To the front offers off road parking. The property 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**

Herringbone block pave driveway to front and side elevations providing ample off road parking, established front garden hosting a variety of mature shrubs with paved pathway across the front elevations, established climbing roses and Wisteria, external lighting, brick steps leading to main entrance, high level timber gate to side with access to rear garden.

## **Reception hall**

9'54 x 4'6 (2.74m x 1.37m)

Part-glazed UPVC front door with decorative viewing pane, obscure sidelight window, stone effect vinyl flooring, further UPVC glazed door and window to inner hallway, light, built in storage cupboards with hanging rail and shelving over, access panel to loft.

## **Inner hallway**

Part stone effect vinyl flooring and timber flooring, radiator, built in cupboard via door complete with hanging rail and shelving, access panel to loft over, further cupboard with shelving, power point.

## **Bedroom 4**

12'6 x 9'3 (3.81m x 2.82m)

Internal door, carpeted flooring, window to front aspect with radiator below, light, power points.

## **Bedroom 3**

14' x 9'2 (4.27m x 2.79m)

Internal door, carpeted flooring, window to side aspect with radiator below, light, power points.

## **Utility**

10'8 x 4'3 (3.25m x 1.30m)

Open access from inner hallway, stone effect vinyl flooring, Velux window to rear, fitted base and wall units with shaker style doors beneath Corian counter tops, under counter spaces for washing machine and tumble dryer, metro tile splashbacks, power points.

## **Reception 2 / Bedroom 5**

17' x 12'6 (5.18m x 3.81m)

Internal door, carpeted flooring, two UPVC windows to

rear with radiators below, French doors to the rear garden, internal door to en-suite shower room, light, power points.

## **Shower room**

8'7 x 7'3 (2.62m x 2.21m)

Internal door, slate effect vinyl flooring, obscure UPVC window to side elevations, double shower enclosure with screen door, stone effect shower panelling and contemporary shower mixer, large rainfall head and rinser attachment, ceiling light, anthracite towel radiator, high level flush WC, metro wall tiling, shaker style vanity with matching storage units, extractor fan.

## **WC**

Internal door, ceramic wall tiling, push flush WC, light.

## **Bathroom**

7'9 x 6'5 (2.36m x 1.96m)

Internal door, ceramic floor tiling, Velux window to rear, radiator, pedestal wash basin, push flush WC, ceramic wall tiling with decorative mosaic edging, bath suite with shower screen, niche shelving.

## **Dining area**

12'4 x 9'5 (3.76m x 2.87m)

Open access from inner hallway, UPVC window to front aspect with radiator below, space for dining table and chairs with light over, power points.

## **Kitchen**

10'2 x 9'9 (3.10m x 2.97m)

Internal door, ceramic tile flooring, part-glazed external door and window to rear aspect, ceiling light, radiator, space for freestanding fridge / freezer, kitchen hosts a variety of matching base and wall units with shaker style doors beneath Corian counter tops, tile splashbacks, eye AEG electrolux oven, four ring gas hob with extractor canopy and light over, inset stainless bowl with drainer and tap.

## **Living room**

16'1 x 14'2 (4.90m x 4.32m)

Carpeted flooring, UPVC window to side elevations, French doors and windows to rear, radiator, light,

stone fireplace with flagstone hearth and timber sill, alcove with timber shelving, power and TV points.

## **Bedroom 1**

13'1 x 10'7 (3.99m x 3.23m)

Internal door, carpeted flooring, UPVC window to front aspect with radiator below, light power points, two sets of built in cupboards.

## **Bedroom 2**

12'4 x 10'7 (3.76m x 3.23m)

Internal door, carpeted flooring, UPVC window to front aspect with radiator below, light power points.

## **Garden**

Privately enclosed garden with paved terrace led from the rear elevations with pergola over, external tap, garden laid to lawn enclosed by high level fencing, path to side with high level gate to front, garden shed with power supply, variety of flowering shrubs, specimen Oak tree, path through lawn to one end with further shed with power supply and compost area.

## **Services**

Mains gas central heating system.

Mains drainage.

Local Authority - Rother District Council. Band E.

## **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.





GROUND FLOOR



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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(82 plus) <b>A</b>	
(81-91) <b>B</b>		(61-81) <b>B</b>	
(69-80) <b>C</b>		(49-60) <b>C</b>	
(55-68) <b>D</b>		(35-48) <b>D</b>	
(39-54) <b>E</b>		(29-34) <b>E</b>	
(21-38) <b>F</b>		(11-28) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
74	82		

England & Wales

EU Directive 2002/91/EC

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