







Lea Close, Rye TN31 6FW

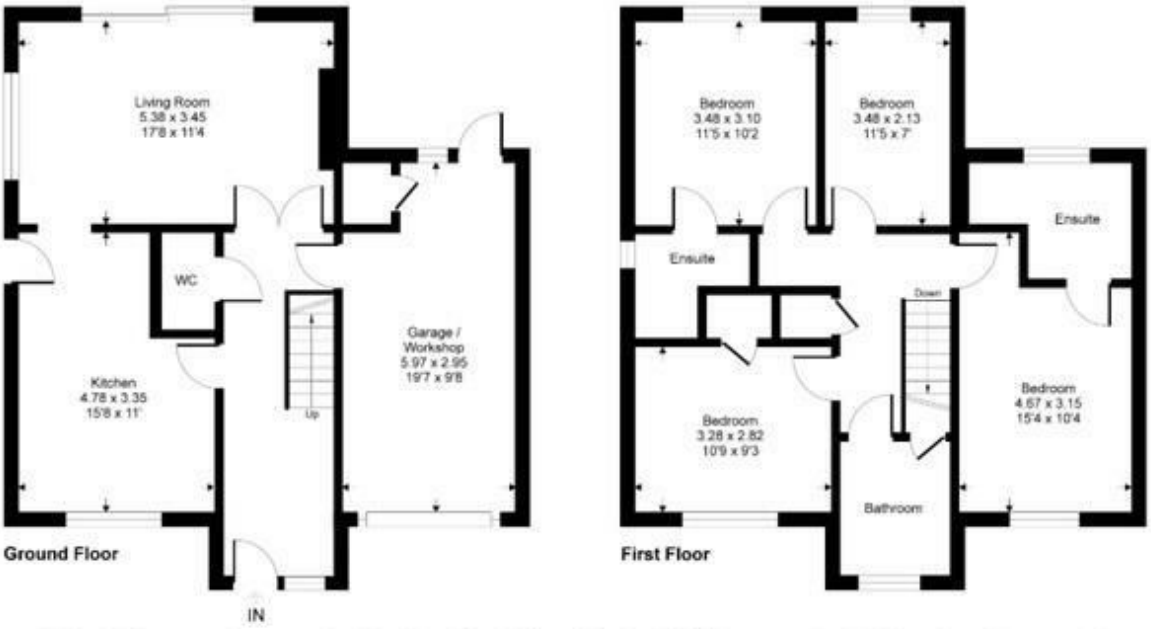
Guide price £499,950

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An attractive four bedroom DETACHED FAMILY HOME with an integral garage and off road parking. Situated within a SMALL, MODERN DEVELOPMENT in the heart of Brede Village enjoying a local shop, bakery and primary school with nursery. With Rye just a short drive away, enjoying picturesque cobbled streets teeming with independant shops, antiques stores, galleries and popular restaurants. Rye also offers GREAT TRAVEL CONNECTIONS with a mainline railway station offering links to the Ashford/St. Pancras high speed line. This beautiful WHITE SHIPLAP home has been fitted with WINDOW SHUTTERS throughout. Constructed in 2021 the accommodation here is BRIGHT AND SPACIOUS throughout offering well proportioned rooms. You enter in to a welcoming entrance hall with double doors leading through to the DOUBLE ASPECT LIVING ROOM which benefits from a WOODBURNING STOVE and PATIO DOORS opening to the rear garden. The IMPRESSIVE KITCHEN DINER sits to the front of the property measuring 15'8 x 11'0 and is fitted with high specification units housing integrated appliances. There is also a handy downstairs

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Approximate Gross Internal Area = 114.1 sq m / 1229 sq ft
Approximate Garage / Workshop Internal Area = 17.5 sq m / 189 sq ft
Approximate Total Internal Area = 131.6 sq m / 1418 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.
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