



Moloney
COUNTRY PROPERTY



4 ELIZABETH GARDENS NORTHIAM

4 ELIZABETH GARDENS, NORTHIAM, EAST SUSSEX. TN31 6QZ

A NEWLY CONSTRUCTED, SPACIOUS 2 BED, 2 BATH SEMI-DETACHED HOUSE, SITUATED ON A SMALL DEVELOPMENT OF LUXURY HOMES WITHIN THE SOUGHT AFTER VILLAGE OF NORTHIAM. FITTED AND FINISHED TO AN EXEMPLARY STANDARD, INCLUDING CONTEMPORARY STYLE, FULLY FITTED KITCHEN, SITTING/DINING ROOM. TWO DOUBLE BEDS & TWO LUXURY BATH/SHOWER ROOMS. GOOD SIZE PRIVATE, ENCLOSED REAR GARDEN WITH PAVED TERRACE AND OFF-ROAD PARKING. GFCH. 10YEAR LABC WARRANTY.

ACCOMMODATION LIST: ENTRANCE HALL, CLOAKROOM, KITCHEN, SITTING/DINING ROOM, BEDROOM WITH EN-SUITE SHOWER ROOM, DOUBLE BEDROOM 2, BATH/SHOWER ROOM. FRONT GARDEN, BRICK PAVED DRIVEWAY PROVIDING PARKING, GOOD SIZE ENCLOSED REAR GARDEN, TIMBER GARDEN STORE. GAS CENTRAL HEATING. 10 YEAR LABC WARRANTY.



Composite front door to:

ENTRANCE HALL: Stairs to the first floor. Cloaks/storage cupboard. Amtico wood effect floor.

CLOAKROOM: Fitted with contemporary suite comprising back to wall WC and rectangular hand basin set into stone effect vanity unit with tiled splashback, mirror over. Inset ceiling lights. Amtico wood effect floor.

Opens to:

KITCHEN: Window with horizontal blind to the front. Fitted with contemporary style range of grey, handleless, soft close base and wall units with square edge worktop over, inset with single bowl, stainless steel sink unit. Bosch induction hob with matching oven below & extractor over. Tiled splashback. Saucepan drawers. Integrated Hotpoint washing machine, Hotpoint dishwasher. Integrated larder fridge with matching freezer below. Inset ceiling lights. Amtico wood effect floor. Logic combi gas fired boiler.

SITTING/DINING ROOM: Door with windows to both sides leading out to the rear garden. Storage cupboard. Matching Amtico wood effect floor. TV point BT point.

Stairs to:

FIRST FLOOR LANDING: Window to side. Loft hatch. Matching doors to all rooms. Linen cupboard with slatted shelf.

GUIDE PRICE £349,000



BEDROOM ONE: Window to the front. Fitted with range of sliding doored wardrobe cupboards with hanging rails and shelves. TV point, BT point. Door to:

EN-SUITE SHOWER ROOM: Fitted with contemporary suite, comprising back to wall WC, small wall mounted hand basin set into stone effect vanity unit with tiled splashback, mirror over. Fully tiled shower cubicle with glass door.

BEDROOM TWO: Window to the rear. TV point, BT point.

BATH/SHOWER ROOM: Fitted with contemporary white suite comprising back to wall WC, hand basin set into double drawered stone effect vanity unit and tiled panelled bath with shower over, glass shower screen to side. Tiled floor, part tiled walls. Large mirror, shaver point. Chrome ladder style towel rail. Inset ceiling lights.

OUTSIDE: The property is approached from the road over a paved pathway with planted area to the right and brick paved driveway to the left providing parking. The good size, completely enclosed rear garden is mainly laid to level lawn with planted borders and paved terrace for alfresco dining. A stone chip pathway leads to the timber garden store.

SERVICES: All mains services are connected. Gas central heating.

EPC RATING: 'B'

LOCAL AUTHORITY: Rother District Council.

COUNCIL TAX BAND: 'D'

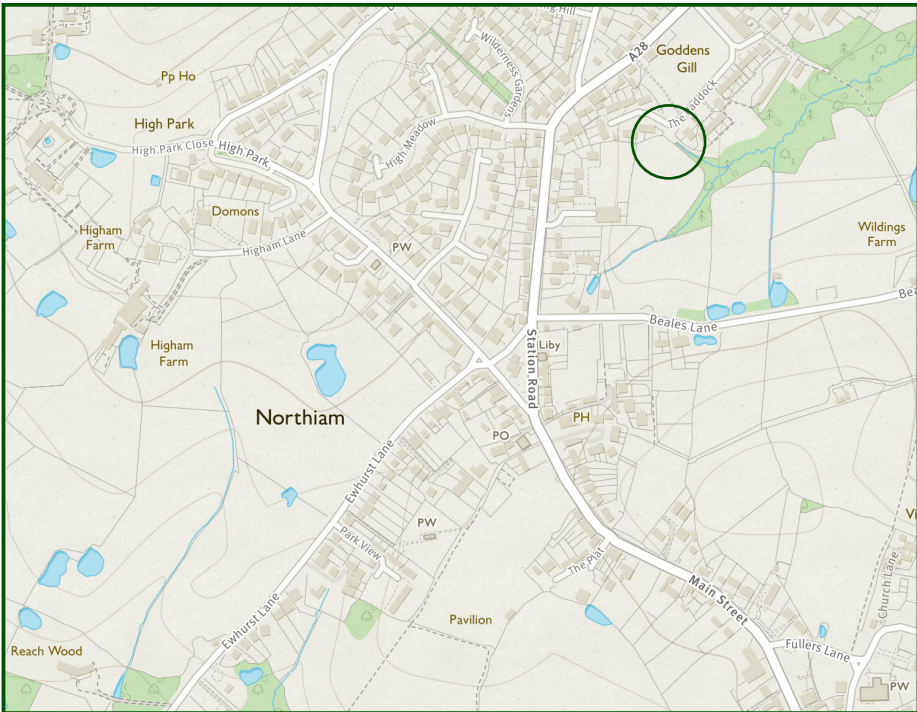
TENURE: Freehold

TRANSPORT LINKS: For the commuter, Staplehurst and Headcorn stations provide services via Tonbridge to London Charing Cross, whilst Ashford International provides a fast service to St. Pancras and Europe. The Motorway network (M20) can be easily accessed at Junction 8 via the A274/B2163 (at Leeds Castle).

DIRECTIONS: Travelling north on the A28 through Northiam, pass Jempsons store and the village hall on the right, taking the next right turn into Goddens Gill. Follow the road around to the right, turn left into Elizabeth Gardens, No 4 will be found on the right.

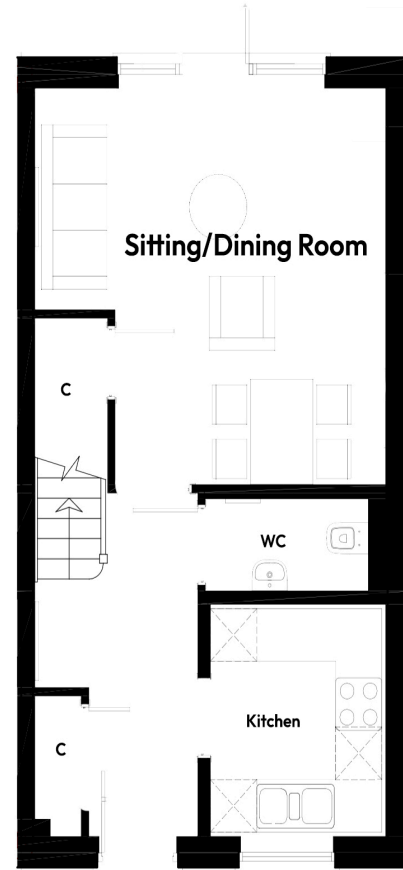
What3Words (Location): ///pickup.seggregate.doubt

VIEWINGS: All viewings by appointment. A member of the team will conduct all viewings, whether or not the vendors are in on site.

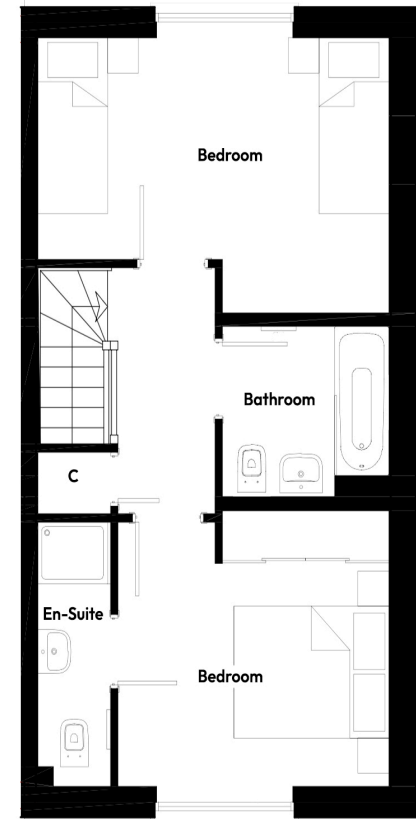


4 Elizabeth Gardens

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

MOLONEYCOUNTRYPROPERTY.COM

EMAIL: SALES@MOLONEYCOUNTRYPROPERTY.COM

TELEPHONE: 01797 253000 or 01580 212828

IMPORTANT NOTICE: Moloney Country Property provides these particulars in good faith for guidance purposes only. The vendors of the property have supplied to us the aforementioned measurements of garden, and/or land sizes. We wish to stress that Moloney Country Property whilst able to digitally measure land sizes, takes no responsibility for any errors or omissions incurred as a result of this process. We strongly encourage purchasers to satisfy themselves that the particulars contained herein are accurate prior to entering into negotiations and/or incurring any professional costs. Please note that we have not conducted a structural survey of the property nor have we tested any of the heating, drainage, services, fittings or sanitary items in this property.