



Moloney
COUNTRY PROPERTY



16 MONKS WAY, NORTHIAM

16 MONKS WAY, NORTHIAM, NR. RYE, EAST SUSSEX TN31 6QQ

A SPACIOUS, PREVIOUSLY EXTENDED, THREE BEDROOM, DETACHED BUNGALOW LOCATED WITHIN A SOUGHT AFTER AREA OF THE VILLAGE, CONVENIENTLY LOCATED FOR LOCAL AMENITIES. ACCOMMODATION INCLUDES SITTING ROOM WITH OPEN FIRE, SEPARATE DINING ROOM AND FITTED KITCHEN, ALONG WITH 2 DOUBLE BEDROOMS, BEDROOM 3/RECEPTION ROOM WITH CONSERVATORY & 2 SHOWER ROOMS. OUTSIDE, THE PROPERTY BENEFITS FROM OFF ROAD PARKING FOR SEVERAL CARS, ATTACHED SINGLE GARAGE AND LOW MAINTENANCE PAVED REAR GARDEN.

ACCOMMODATION LIST: ENTRANCE HALL, SITTING ROOM, DINING ROOM, KITCHEN, 2 DOUBLE BEDROOMS, BEDROOM 3/RECEPTION ROOM, CONSERVATORY, TWO SHOWER ROOMS. FRONT GARDEN, DRIVEWAY PROVIDING OFF ROAD PARKING ATTACHED SINGLE GARAGE, LOW MAINTENANCE REAR GARDEN. GFCH.



Covered porch with part obscure glazed front door with matching panel to side to:

ENTRANCE HALL: Matching doors to all rooms, door to the garage. Loft hatch. Airing cupboard housing hot water tank with slatted shelves over.

SITTING ROOM: UPVC double glazed window with vertical blind to the front. Stone fire surround, inset with basket for open fire on granite hearth. Coved ceiling. TV point. Door to:

DINING ROOM: UPVC double glazed window with vertical blind to the front. Coved ceiling. Wood effect floor. Door to:

KITCHEN: UPVC double glazed window to the side. Fitted with comprehensive range of pale wood effect base and wall units with roll edge laminate granite effect worktop over, inset with 1½ bowl, single drainer, stainless steel sink unit. Integrated Neff dishwasher, AEG 4 ring induction hob with concealed Neff extractor over. Space for upright fridge freezer. Blomberg double electric oven with cupboards above and below. Full height larder cupboard. Tiled walls, vinyl tile effect floor. Plumbing for washing machine. Fluorescent tube light. Door back to the entrance hall.



GUIDE PRICE £495,000



BEDROOM ONE: UPVC double glazed window overlooking the rear garden. Double sliding doored wardrobe cupboard with hanging rail. Part coved ceiling.

SHOWER ROOM ONE: Obscure UPVC double glazed window to the side. Fitted with contemporary white suite comprising WC, pedestal hand basin & double walk-in shower cubicle with Aqua panelled walls, glass screen to side. Tile effect vinyl floor. Shaver point, mirror doored storage cabinet.

BEDROOM TWO: UPVC double glazed window overlooking the rear garden. Coved ceiling. Double sliding doored wardrobe cupboard with hanging rail and shelf over. Part coved ceiling.

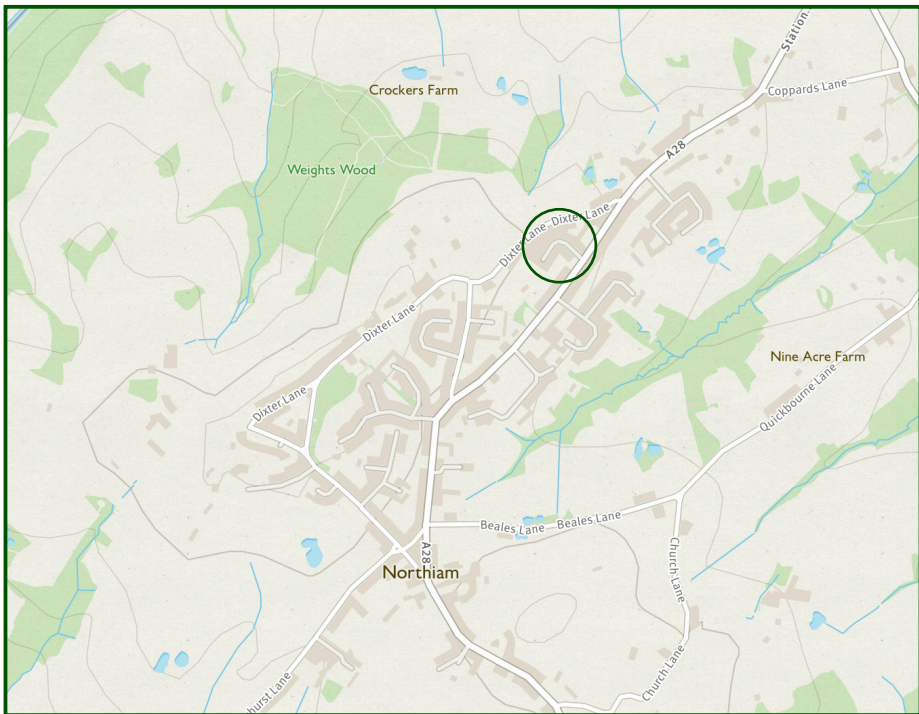
BEDROOM THREE/RECEPTION ROOM: Coved ceiling. Glazed sliding patio door to:

CONSERVATORY: UPVC double glazed windows to the side, door with glazed panels to either side leading out to the rear garden. Exposed brick walls, spotlights, Vinyl floor.

SHOWER ROOM TWO: Obscure UPVC double glazed window to the front. Fitted with coloured suite comprising WC, wall mounted hand basin with tiled splash-back and corner tiled shower cubicle with curtain to side & Hansgrohe shower. Vinyl floor. Shaver point.



OUTSIDE: The property is approached from a quiet cul-de-sac over a block paved driveway providing parking for several vehicles and giving access to the attached single garage, with up and over door to the front. The front garden is laid to lawn with planted borders, outside lights & outside tap. A gated pathway to the side opens out to the rear, low maintenance paved garden with fenced and hedged boundaries to all sides and raised gravelled beds. A personal door gives access back into the garage, which houses the gas fired Worcester boiler. There is a timber garden store to the side and feature central apple tree.



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.

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

FLOOR AREA: 130m² (1,399 sq²)

EPC RATING: 'D'

LOCAL AUTHORITY: Rother District Council.

COUNCIL TAX BAND: 'E'

TENURE: Freehold

TRANSPORT LINKS: For the commuter, Battle and Robertsbridge stations provide services via Tonbridge to London Charing Cross, whilst Ashford International provides a fast service to St. Pancras and Europe.

The Motorway network (M25) can be easily accessed at Junction 5 via the A21 (at Sevenoaks).

DIRECTIONS: Travelling north on the A28 through Northiam, pass through the centre of the village taking the left turn into Monks way, No 16 will be found after a short distance on the right hand side.

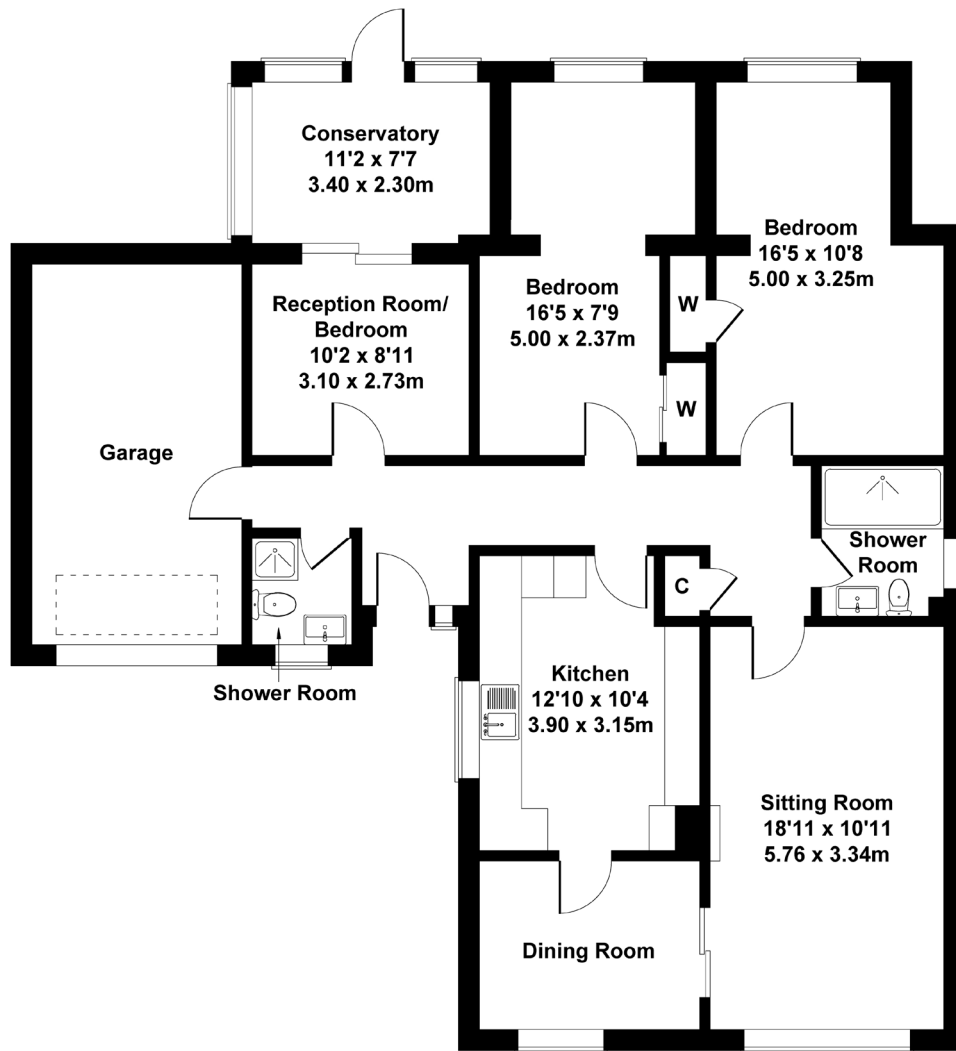
What3Words (Location): ///feasted.lights.texts

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

MOLONEYCOUNTRYPROPERTY.COM

EMAIL: SALES@MOLONEYCOUNTRYPROPERTY.COM

TELEPHONE: 01797 253000 or 01580 212828



Not to Scale.
For Illustrative Purposes Only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	61 D	
39-54	E		
21-38	F		
<20	G		

EMAIL: SALES @ MOLONEYCOUNTRYPROPERTY.COM

TELEPHONE: 01580 212828 & 01797 253000

16 MONKS WAY, NORTHAM, RYE, EAST SUSSEX TN31 6QQ

