

**RUSH
WITT &
WILSON**



**Inglenook Rolvenden Road, Tenterden, Kent TN30 6UD
Offers In Excess Of £795,000**

Rush Witt & Wilson are pleased to offer this stunning detached family home forming part of a small cul-de-sac of just four homes located on the outskirts of Tenterden.

The extremely well-presented and spacious accommodation is arranged over two floors comprising of a entrance hallway, cloakroom, utility room, impressive kitchen/dining room, living room with log burning stove and family room on the ground floor. On the first floor are four bedrooms, the main with an en-suite shower room and the family bathroom. Outside the property offers off road parking for a number of cars, a detached double garage and private rear garden benefiting from a westerly aspect. Further benefits include gas fired central heating and an internet-connected intruder alarm system with external security video cameras.

An internal inspection of this beautiful home is highly recommended. For further information and to arrange a viewing please call our Tenterden office on 01580 762927.



Entrance Hallway

With part glazed entrance door and sidelights to the front elevation, stairs rising to the first floor with recessed storage space beneath, radiator with decorative wooden cover, oak flooring, recessed ceiling spotlights and doors to:

Cloakroom

Fitted with a modern white suite comprising low level W.C, 'white gloss' vanity unit with inset wash hand basin, tiled splash-back and fitted storage beneath, stainless steel heated towel rail, tiled flooring and recessed ceiling spotlights.

Living Room

20'3 x 11'9 (6.17m x 3.58m)

Being double aspect with box bay window to the front elevation and sliding patio doors to the rear allowing access through to the garden, impressive exposed brick feature fireplace with oak bressumer and inset log burning stove, radiator and recessed ceiling spotlights.

Kitchen/Dining Room

20'3 x 15'1 (6.17m x 4.60m)

Fitted with a range of cream shaker style cupboard and drawer base units with matching wall mounted cupboards, complementing woodblock work surface with tiled splashback and inset 1.5 bowl ceramic sink/drain unit, space and point for Rangemaster style cooker with extractor canopy above, space and point for American style fridge/freezer, integrated dishwasher, fitted breakfast bar, fitted storage/pantry cupboard, double aspect with windows to the front and rear elevations, radiator, recessed ceiling spot lights, tiled flooring with underfloor heating, multi panelled glazed double doors through to the family room and further door to:

Utility Room

7'0 x 6'4 (2.13m x 1.93m)

Fitted with a range of cream shaker style cupboard base units with matching wall mounted cupboards, complementing woodblock effect work surface with tiled splashback and inset 1.5 bowl sink/drain unit, space and plumbing for washing machine with space and point above for tumble dryer, cupboard housing wall mounted gas fired boiler, tiled flooring, radiator, recessed ceiling spotlights, window to the rear elevation and door allowing access through to the garden.

Family Room

18'11 x 13'4 (5.77m x 4.06m)

With vaulted ceiling, generous sliding patio doors to the rear elevation allowing access to the garden, two Velux style windows, door to the front elevation, two radiators and range of fitted storage cupboards.

First Floor

Landing

Being part galleried with stairs rising from the entrance hallway, window to the front elevation, access to loft space, fitted part shelved airing housing pressurised hot water tank and doors to:

Master Bedroom

11'9 x 11'3 (3.58m x 3.43m)

Being double aspect with windows to the side and rear elevations, two fitted double wardrobes, radiator, recessed ceiling spotlights and door to:

En-Suite Shower Room

Fitted with a modern white suite comprising low level W.C, vanity unit with inset wash-hand basin and fitted storage beneath, corner shower cubicle with sliding doors, stainless steel heated towel rail, recessed ceiling spotlights, obscured glazed window to the rear elevation, fully tiled walls and flooring.

Bedroom 2

15'1 x 9'9 (4.60m x 2.97m)

With window to the front elevation, fitted double wardrobe and radiator.

Bedroom 3

11'9 x 6'7 (3.58m x 2.01m)

With window to the front elevation, fitted double wardrobe and radiator.

Bedroom 4

10'0 x 8'6 (3.05m x 2.59m)

With window to the rear elevation, fitted double wardrobe and radiator.

Family Bathroom

Fitted with a white suite comprising of a low level W.C, pedestal wash-hand basin, bidet, wooden panelled bath with mixer tap, shower above and fitted folding screen, radiator and overhanging stainless steel heated towel rail, part tiled walls,

tiled flooring, recessed ceiling spotlights and obscured glazed window to the rear elevation.

Outside

Gardens

To the front a brick paved driveway provides off road parking for a number of cars and access to the detached double garage, to the rear of the garage is a generous timber garden store with gated access to:

The private rear garden benefits from a westerly aspect and is predominantly laid to lawn being bordered with a selection a beds planted with a mixture and established shrubs and seasonal flowers, abutting the rear of the property is a decked terrace accessed off the living room with an electric awning offering a perfect space and outside dining/entertaining.

Detached Double Garage

19'0 x 16'7 (5.79m x 5.05m)

With double up and over electric door to the front elevation, personal door and window to the side, light and power connected.

Agent Note

Council Tax Band: E

* Please note the property is on a private drainage system *

These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. It should not be assumed that the property has all necessary planning, building regulation or other consents. None of the services or appliances mentioned in these sale particulars have been tested.

Rush Witt & Wilson advise all prospective purchasers should satisfy themselves by full inspection, survey, searches/enquiries and professional advice about all relevant aspects of the property. The text, photographs and floor plans are for guidance only and the measurements quoted are approximate and should not be relied upon for any other purpose.



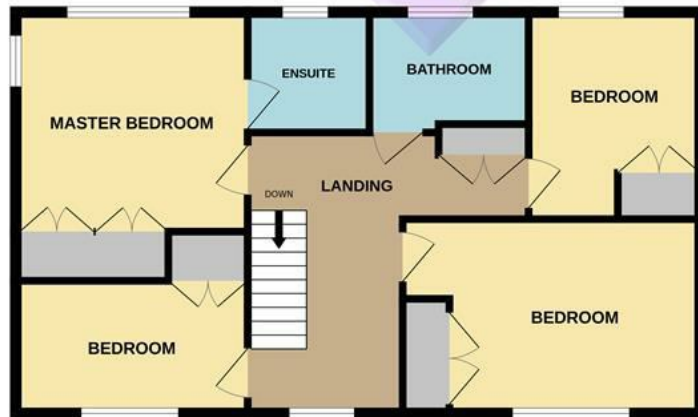
GROUND FLOOR



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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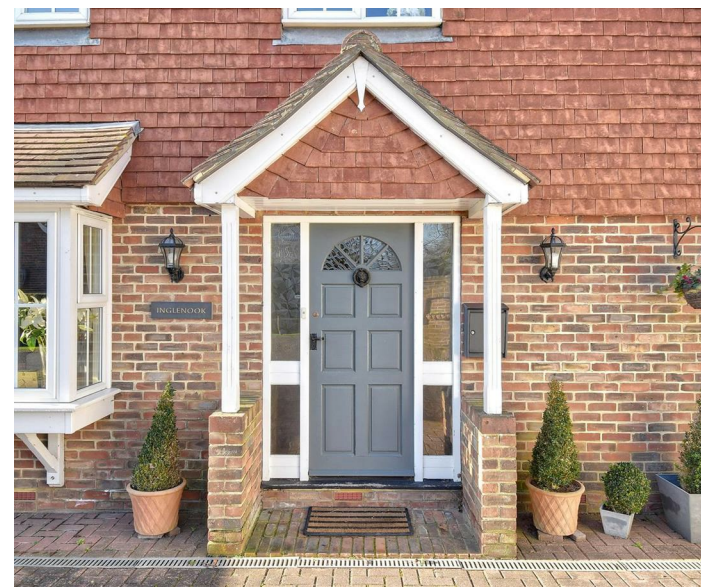
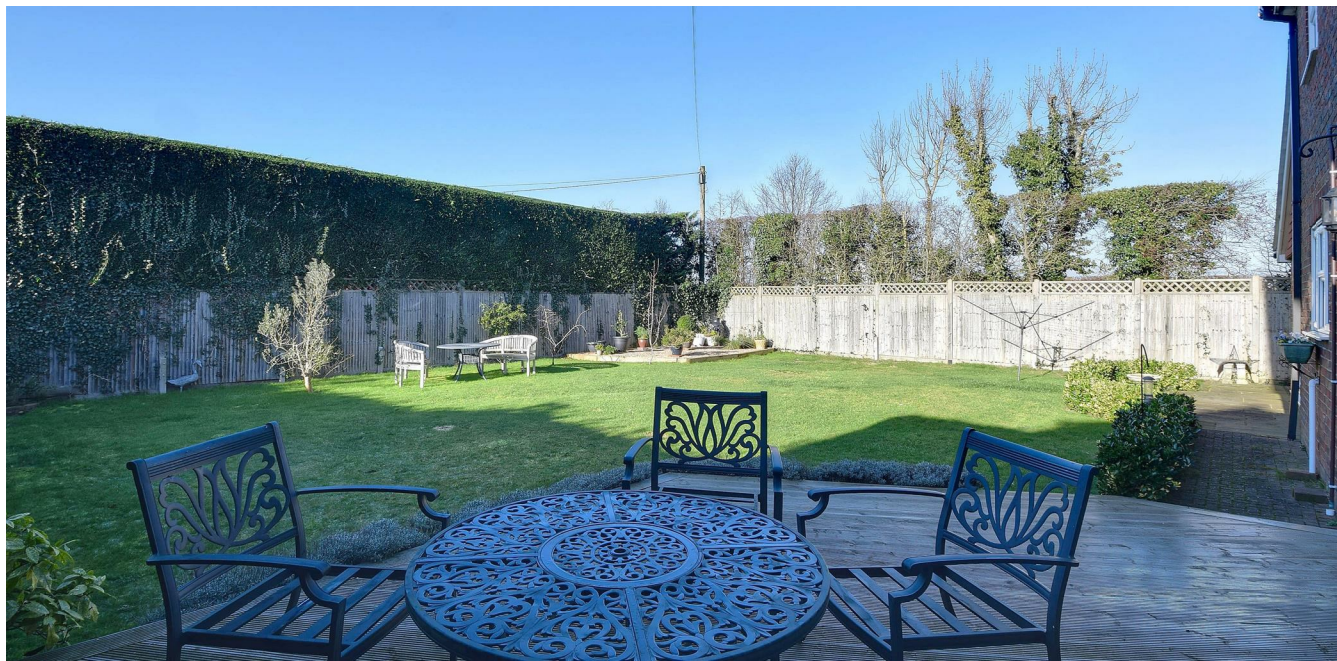
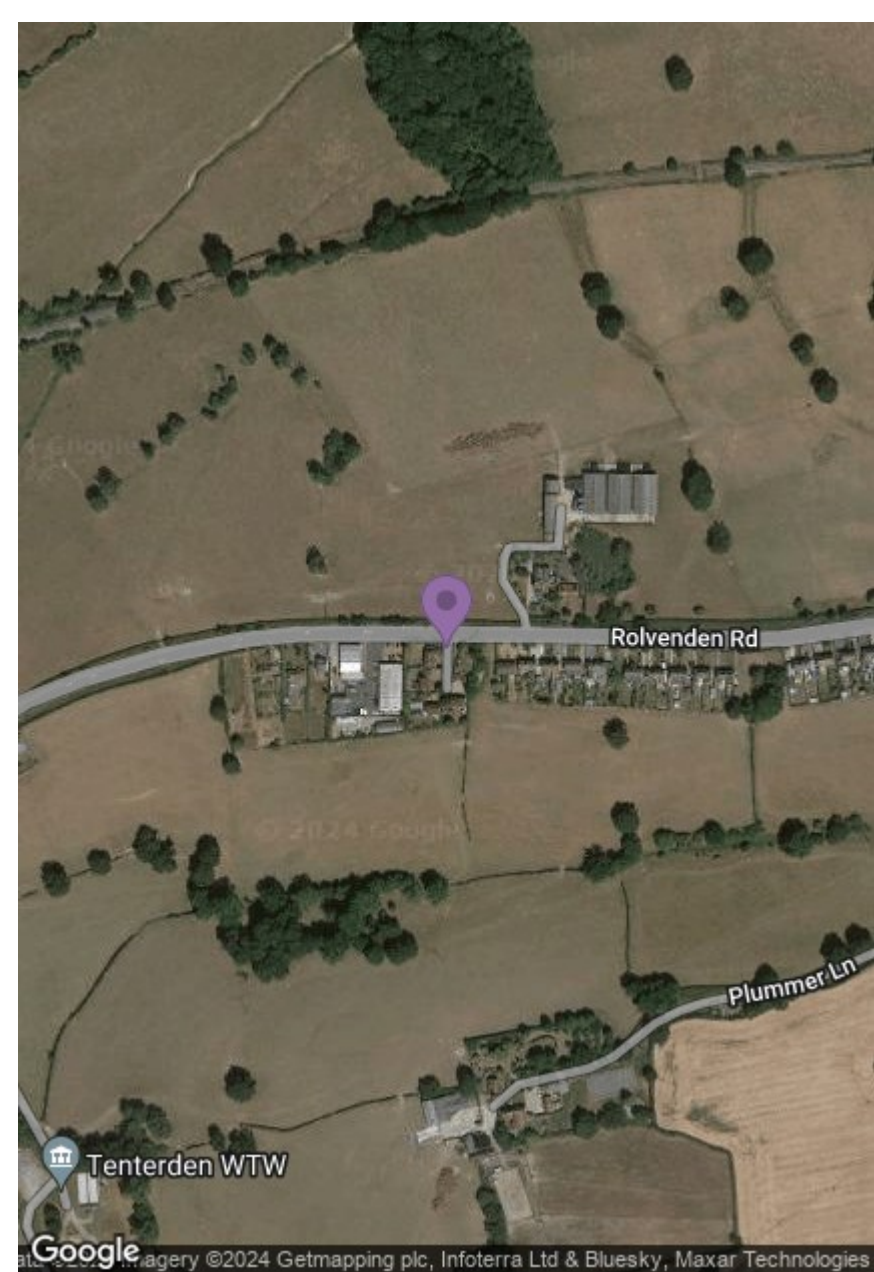


1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			94
(81-91) B			
(69-80) C			
(55-68) D			62
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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