

**RUSH
WITT &
WILSON**



**8 Goodsall Road, Tenterden, TN30 7DX
Offers In The Region Of £735,000**

Rush Witt & Wilson are pleased to offer the opportunity to acquire this extremely well presented semi-detached family home occupying a highly desirable and convenient location within easy walking distance of Tenterden High Street.

The well proportioned accommodation is arranged over three floors comprising of an entrance hallway, living room with attractive bay window, study, cloakroom and stunning kitchen/dining room with direct access to the garden on the ground floor. On the first floor is the master bedroom with en-suite shower room and walk-in wardrobe, two further double bedrooms and the family shower room with two further bedrooms, one with an en-suite shower room to the second floor.

Outside the property offers a brick paved driveway providing off road parking, a single car barn and a delightful landscaped rear garden benefitting from a southerly aspect. Further benefits include the remainder of a 10 year NHBC building warranty and gas fired central heating.

Occupying a desirable position within this recently constructed development an internal inspection of this impressive home is highly recommended. For further information and to arrange a viewing please call our Tenterden office.



Entrance Hallway

With part glazed entrance door to the front elevation, stairs rising to the first floor with generous fitted storage cupboard beneath, radiator, wood effect Karndean flooring and doors to:

Study

10'11 x 6'2 (3.33m x 1.88m)

Sash window with fitted planation shutters to the front elevation, full height fitted storage/coat cupboard, wood effect Karndean flooring and radiator.

Cloakroom

Fitted with a white suite comprising low level W.C with concealed cistern and wall mounted flush, wall mounted wash-hand basin with tiled splash back, Karndean wood effect flooring and radiator.

Living Room

14'6 x 12'7 (4.42m x 3.84m)

With attractive bay window to the front elevation and two radiators.

Kitchen/Dining Room

26'0 x 9'6 (7.92m x 2.90m)

Being extensively fitted with a range of white modern cupboard and drawer base units with matching wall mounted cupboards, complementing granite work surface with matching splash-back and inset 1.5 bowl stainless steel sink, inset four burner AEG gas hob with granite back plate and stainless steel extractor canopy above, upright unit housing integrated AEG double oven, integrated fridge/freezer, integrated BOSCH dishwasher, integrated BOSCH washing machine, cupboard housing wall mounted gas fired boiler, recessed ceiling spot lights, tiled flooring and window to the rear elevation. The adjoining dining area benefits from large sliding glazed double doors allowing access through to the garden with externa, electric awning over, wood effect karndean flooring, space for table and chairs, small fitted cupboard and two radiators.

First Floor

Landing

With stairs rising from the entrance hallway, sash window with fitted planation shutters to the front elevation, radiator, further stairs rising to the second floor and doors to:

Master Bedroom

17'0 max x 9'7 (5.18m max x 2.92m)

Sash window to the front elevation with fitted plantation shutters, full height fitted wardrobe with sliding doors, radiator, large walk-in wardrobe/dressing area with fitted wardrobe, wood effect Karndean flooring and door to:

En-Suite Shower Room

Fitted with a modern suite comprising of low level W.C with concealed cistern and wall mounted flush, wall mounted wash-hand basin, large walk in shower cubicle with folding doors, stainless steel heated towel rail, obscured glazed window to the rear elevation, recessed ceiling spot lights, fully tiled walls and flooring.

Bedroom 2

14'6 x 9'6 (4.42m x 2.90m)

With window to the rear elevation and radiator.

Bedroom 3

9'9 x 9'6 (2.97m x 2.90m)

Sash window with fitted planation shutters to the front elevation and radiator.

Shower Room

Fitted with a modern suite comprising low level W.C with concealed cistern and wall mounted flush, wall mounted wash-hand basin, large walk-in shower with fitted glass screen, stainless steel heated towel rail, obscured glazed window to the rear elevation, fully tiled walls and flooring.

Second Floor

Landing

With stairs rising from the first floor landing, access to eaves storage and connecting doors to:

Bedroom 4

14'6 max x 12'9 (4.42m max x 3.89m)

Window with fitted plantation shutters to the front elevation, access to eaves storage, radiator and door to:

En-Suite Shower Room

Fitted with a modern suite comprising low level W.C with concealed cistern and wall mounted flush, wall mounted wash-hand basin, corner shower cubicle with folding door, stainless steel heated towel rail, obscured glazed window to the rear elevation, fully tiled walls and flooring.

Bedroom 5

17'5 x 9'7 (5.31m x 2.92m)

Being double aspect with windows to the rear and front elevations, the latter having fitted plantation shutters, radiator and fitted cupboard housing pressurised hot water tank.

Outside

Gardens

To the front is a small area of paved garden with gravelled edges and a low level brick wall with black railings the front/side boundaries, gated access leads to the front door. To one side a brick paved driveway providing off road parking and access to the single car barn with a useful timber garden store. Gated side access leads to:

The part walled rear gardens benefits from a southerly aspect and are predominantly laid to lawn being bordered with raised brick flower beds planted with a selection of shrubs, roses and seasonal flowers, there is a further timber garden store and a generous paved patio area offering the perfect space for outside dining and entertaining.

Agent Note

Council Tax Band: F

Please note there is annual maintenance charge of circa £269.71 which covers the upkeep of all the communal areas.

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.



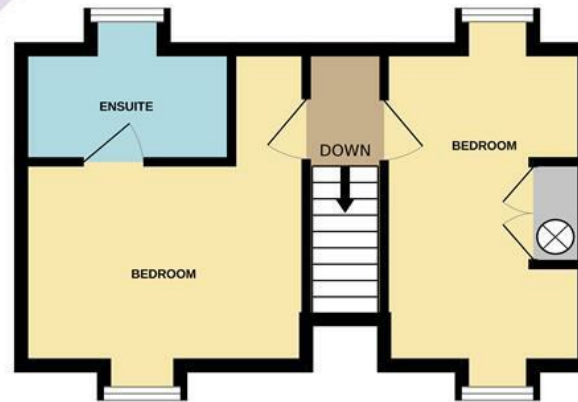
GROUND FLOOR



1ST FLOOR



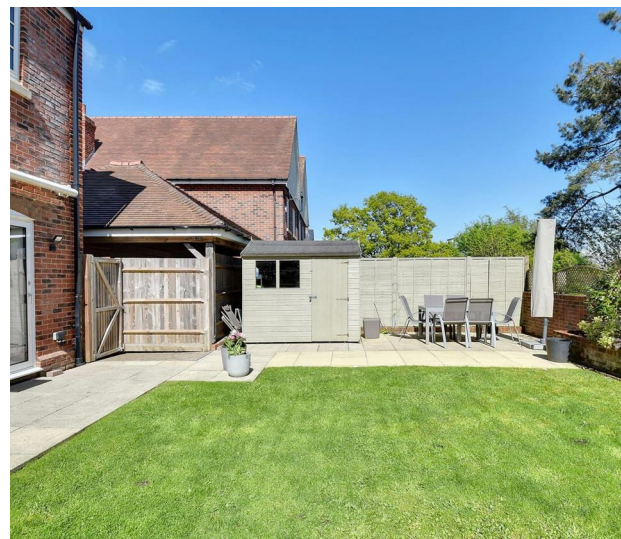
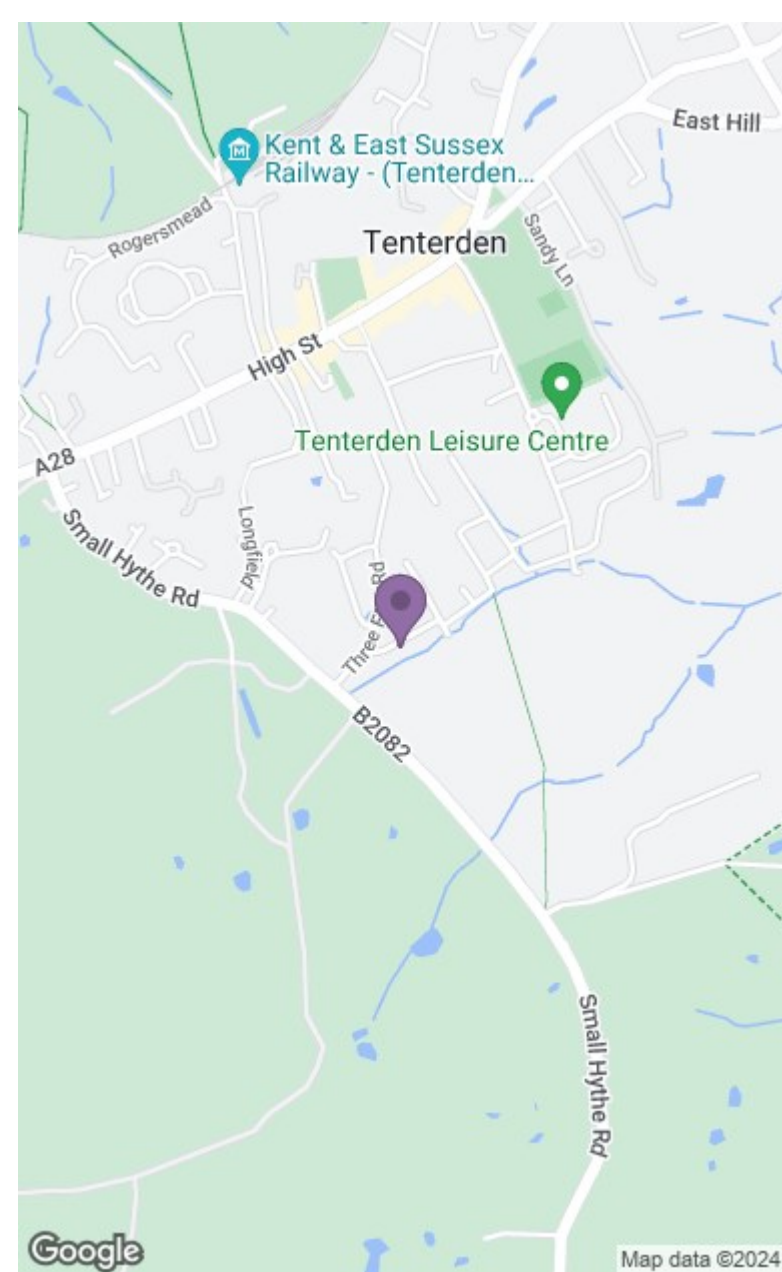
2ND FLOOR



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 ₂) Rating	
Current	Potential	Current	Potential
	92		
85			

Energy Efficiency Rating: 85 (Current), 92 (Potential). Environmental Impact (CO₂) Rating: A (Current), A (Potential).



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