

**RUSH
WITT &
WILSON**



14 Burgess Drive, Tenterden, TN30 6FD
Offers In Excess Of £750,000

Rush Witt & Wilson are pleased to offer this most attractive and extremely well presented detached home occupying a highly sought after tucked away location just a short walk from Tenterden High Street.

This impressive home has been finished to a high standard through-out and offers generous accommodation arranged over two floors. Comprising of an entrance hallway, cloakroom, kitchen/dining room, utility room, living room and conservatory on the ground floor. On the first floor are four bedrooms, the main with an en-suite shower room and family bathroom. Outside the property offers an off road parking for two cars, an attached single garage and delightful rear garden benefiting from a westerly aspect. Further benefits include the remainder of a 10 year building warranty (4 years remaining) and gas fired central heating.

Occupying a highly desirable position being one of just two homes in a private cul-de-sac located off Burgess Drive, 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

Entrance door with window over to the front elevation, stairs rising to the first floor, fitted coat cupboard, radiator, grey washed oak Amtico flooring, recessed ceiling spot lights, oak framed glazed double doors through to the living room and further oak doors to:

Cloakroom

Fitted with a white suite comprising low level W.C and wall mounted wash-hand basin with fitted mirror above, grey washed oak Amtico flooring and radiator.

Living Room

21'2 x 11'5 (6.45m x 3.48m)
Accessed via oak framed glazed double doors from the entrance hallway being double aspect with sash window to the front and sliding glazed door to the rear allowing access through the to the conservatory, two radiators and grey washed oak Amtico flooring.

Kitchen/Dining Room

21'2 x 11'1 (6.45m x 3.38m)
Fitted with a range of modern style cupboard and drawer base units with matching wall mounted cupboards, complementing corian work surface with matching splash-back and inset 1.5 bowl stainless steel sink, inset BOSCH induction hob with glass back plate and BOSCH stainless steel extractor canopy above, upright unit housing integrated NEFF oven and microwave, integrated NEFF fridge/freezer, integrated NEFF dishwasher, fitted breakfast bar, recessed ceiling spot lights, space for table and chairs, two radiators, grey washed oak amtico flooring and being double aspect with windows to the front and rear elevations. Door to:

Utility Room

Fitted with a modern style cupboard base unit and complementing work surface with inset stainless steel sink/drain unit, space and plumbing for washing machine, space and point for tumble dryer, wall mounted gas fired boiler, radiator, grey washed oak amtico flooring and glazed multi panelled door to:

Conservatory

15'1 x 11'2 (4.60m x 3.40m)
Being fully double glazed with an insulated pitched roof, range of windows to the rear and side elevations, automated blinds, grey washed oak laminate flooring and glazed double doors allowing access to the garden.

First Floor

Landing

With stairs rising from the entrance hallway, radiator, access to a fully boarded loft space, fitted drying cupboard with radiator and connecting oak doors to:

Master Bedroom

13'3 max x 11'5 (4.04m max x 3.48m)
With window to the rear elevation, range of full height fitted wardrobes with mirrored sliding doors, radiator and door to:

En-Suite Shower Room

Fitted with a contemporary suite comprising low level W.C with concealed cistern, wall mounted wash-hand basin, large shower cubicle with fitted glass sliding door, stainless steel heated towel rail, fitted mirrored wall cabinet with sperate mirror, obscured glazed window to the rear elevation, part tiled walls and tiled flooring.

Bedroom 2

12'0 x 10'11 (3.66m x 3.33m)
With window to the rear elevation and radiator.

Bedroom 3

10'0 x 8'4 (3.05m x 2.54m)
With sash window to the front elevation and radiator.

Bedroom 4

11'7 max x 7'7 max (3.53m max x 2.31m max)
With sash window to the front elevation and radiator.

Family Bathroom

Fitted with a contemporary suite comprising low level W.C with concealed cistern, wall mounted wash-hand basin, panelled bath with mixer tap, shower above and fitted folding screen, fitted mirrored wall cabinet with sperate mirror, heated towel rail, obscured glazed sash-window to the front elevation, part tiled walls and tiled flooring.

Outside

Gardens

To the front is a small strip of garden planted with a selection of shrubs and white picket fencing to the front boundary. To the side a brick paved driveway with electric car changing point provides off road parking for two cars and access to the attached single

garage. Gated side access leads to:

The rear garden benefits from a westley aspect and is predominantly laid to lawn with a number of raised sleeper beds planted with an mixture of shrubs and seasonal flowers, a paved patio area abuts the rear of the property accessed from the conservatory offering the perfect space for outside dining and entertaining.

Attached Single Garage

19'3 x 9'9 (5.87m x 2.97m)
With up and over door to the front elevation, pull down ladder to a boarded loft storage space, light and power connected.

Lean-To/Timber Store

22'4 x 6'5 (6.81m x 1.96m)
Extremely useful storage space with double entrance doors, light and power connected.

Agent Note

Council Tax Band: F

Please note there is annual maintenance charge of circa £250.00 which covers the upkeep of all the communal areas.

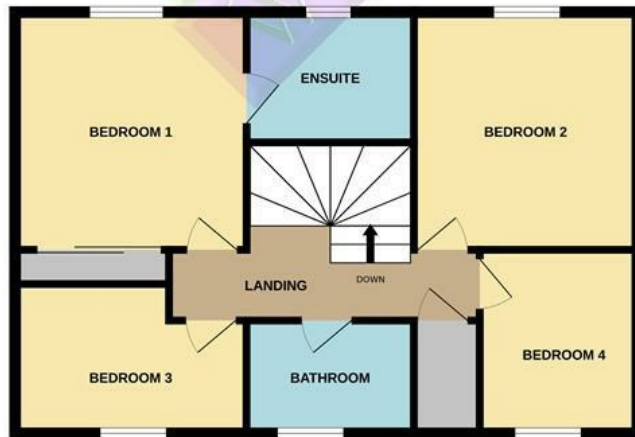
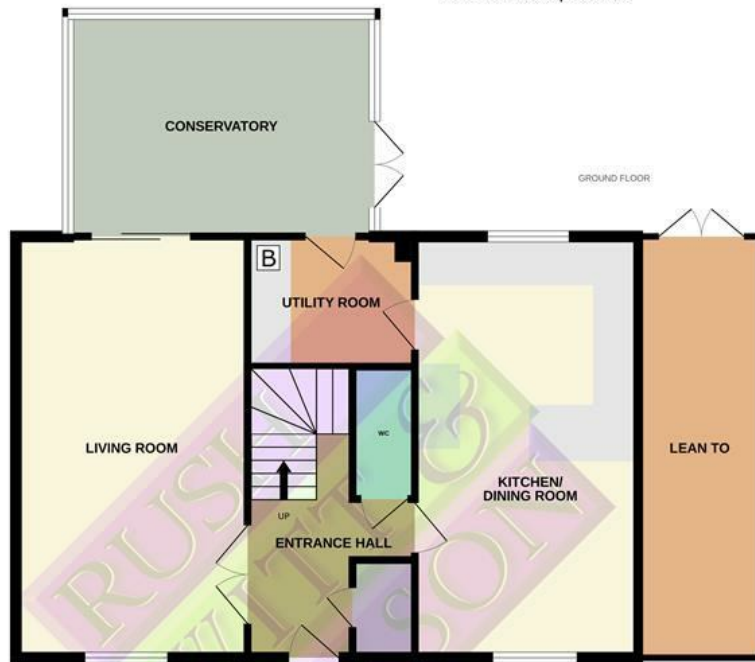
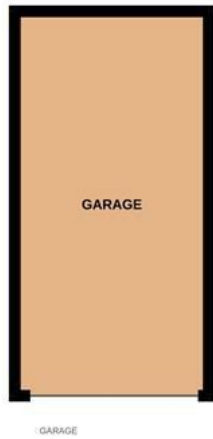
Please note there is a pending planning application (Planning Application No: PA/2024/0379) for the construction of a two storey detached dwelling within the gardens of Townland, Six Fields Path, Tenterden, TN30 6EX.

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 also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose. None of the services or appliances mentioned in these sale particulars have been tested.

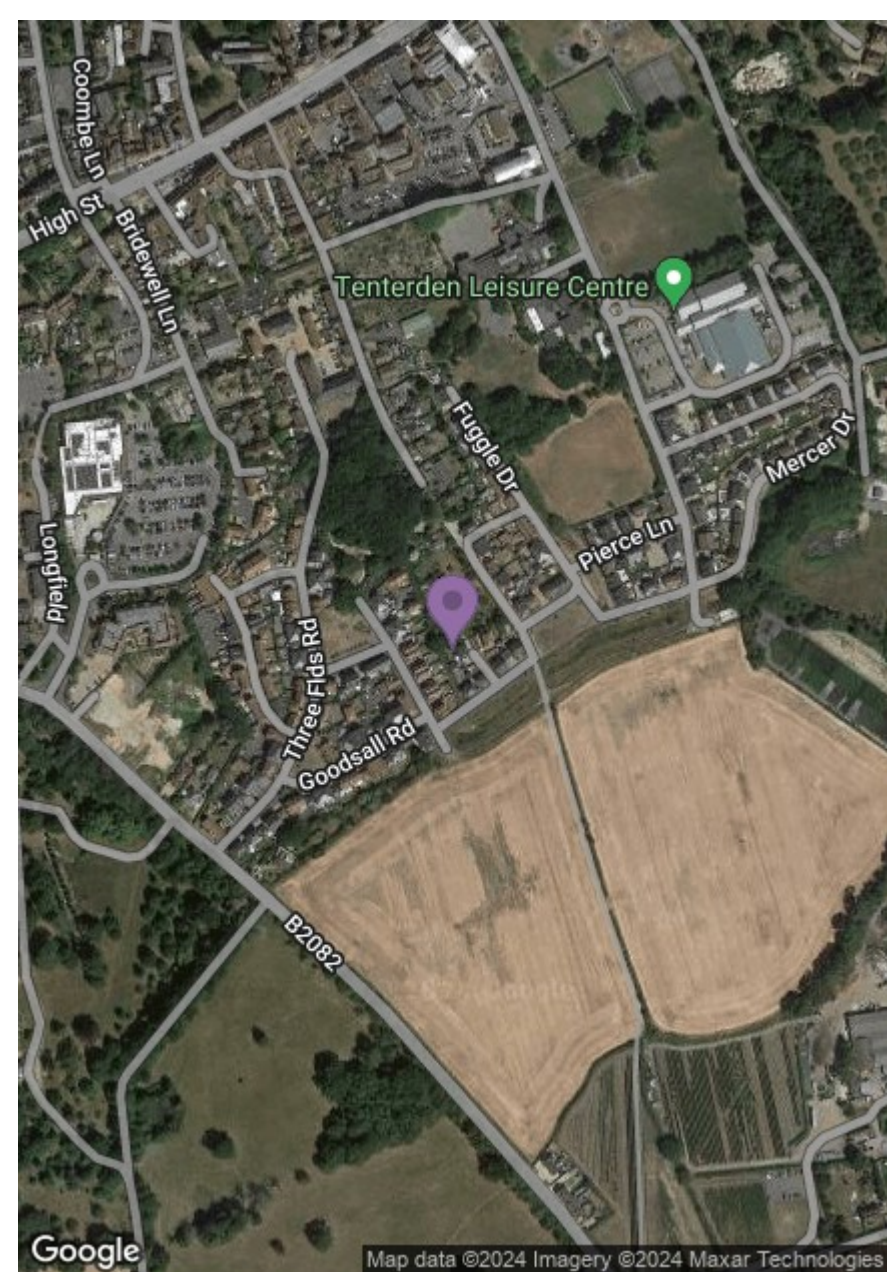


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		84	93
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) 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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