

**RUSH
WITT &
WILSON**



**17 William Judge Close, Tenterden, Kent TN30 7DS
Offers In The Region Of £595,000**

Rush Witt & Wilson are pleased to offer this attractive detached family home occupying a tucked away and popular cul-de-sac location within easy reach of Tenterden High Street.

The well-proportioned accommodation is in need of general improvement/updating and is arranged over two floors comprising of an entrance hallway, cloakroom, living room with adjoining dining room, kitchen/breakfast room and utility room on the ground floor. On the first floor are three bedrooms, the main with an en-suite shower room and a separate wet room. Outside the property benefits from an integral single garage, generous driveway parking and a good sized rear garden benefitting from the south westerly aspect.

For further information and to arrange a viewing please call our Tenterden office.

Entrance Hallway

With part glazed entrance door to the front elevation, fitted coat cupboard, stairs rising to the first floor, radiator and doors to:

Cloakroom

Fitted with a white suite comprising low level W.C and wall mounted wash-hand basin, radiator and obscured glazed window to the side elevation.

Living Room

16'3 x 10'9 (4.95m x 3.28m)

With bay window to the front elevation, feature fireplace, radiator, window to the side elevation and double doors opening through to:

Dining Room

11'11 x 9'1 (3.63m x 2.77m)

With glazed patio doors to the rear elevation allowing access through to the garden and radiator.

Kitchen/Breakfast Room

14'6 x 8'4 (4.42m x 2.54m)

Fitted with a range of traditional style cupboard and drawer base units with matching wall mounted cupboards, complementing work surface with inset 1.5 bowl stainless steel sink/drainage unit and tiled splash-back, space and point for range style cooker with stainless steel back plate and extractor canopy above, space and point for dishwasher, fitted larder cupboard, space for

table and chairs, window to the rear elevation overlooking the garden and door to:

Utility Room

8'1 x 6'2 (2.46m x 1.88m)

Fitted with a cupboard base unit and range of wall mounted cupboards, complementing work surface with inset stainless steel sink/drainage unit and tiled splash-back, space and plumbing for washing machine, space and point for free standing fridge/freezer, wall mounted gas fired boiler, part glazed door and window to the rear elevation, further door to the integral single garage.

First Floor

Landing

Being part galleried with stairs rising from the entrance hallway, access to loft space, radiator, fitted airing cupboard housing insulated hot water tank and doors to:

Bedroom 1

17'10 max x 10'3 (5.44m max x 3.12m)

With two windows to the front elevation, two radiators and door to:

En-Suite Shower Room

Fitted with a white suite comprising low level W.C, pedestal wash-hand basin and corner shower cubicle, part tiled walls, radiator and obscured glazed window to the side elevation.

Bedroom 2

11'8 x 10'9 (3.56m x 3.28m)

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

Bedroom 3

13'6 x 8'5 (4.11m x 2.57m)

With window to the rear elevation, radiator and access to a generous eaves storage space.

Wet Room

Fitted with a modern white suite comprising low level W.C, wall mounted shower and wash-hand basin, fully tiled walls and stainless steel heated towel rail.

Outside

Garden

To the front a driveway provides off road parking for a number of

cars and access to the integral single garage, there is a small area of garden to one side with pathway proceeding to the front door and a further area of gravelled garden planted with a selection of established trees. Gated side access leads to:

The private rear garden benefits from south westerly aspect and offers a paved patio area abutting the rear of the house offering space for outside/dining and entertaining, this leads to an area of lawn bordered with a selection of mature shrubs and trees. There is also a useful garden store running down one side of the property.

Integral Single Garage

17'0 x 8'2 (5.18m x 2.49m)

With up and over door to the front elevation, connecting door through to the utility room/main house, light and power connected.

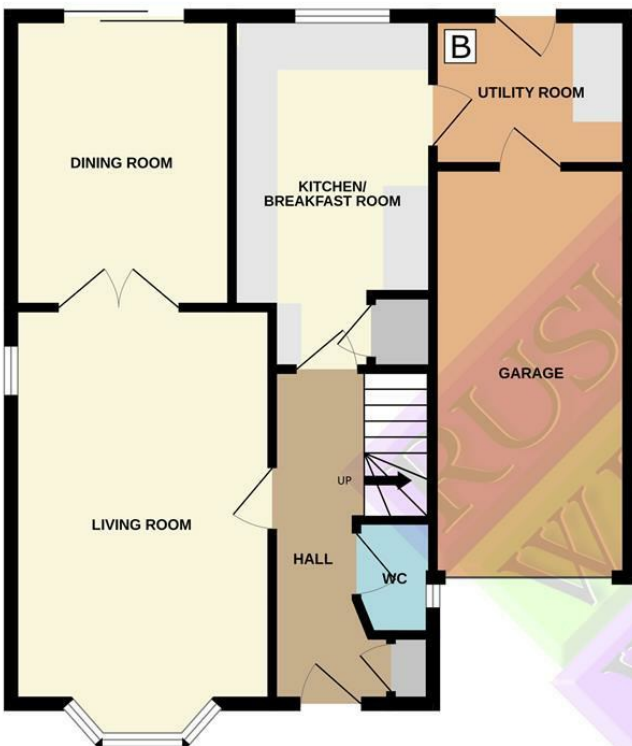
Agent Note

Council Tax Band: F

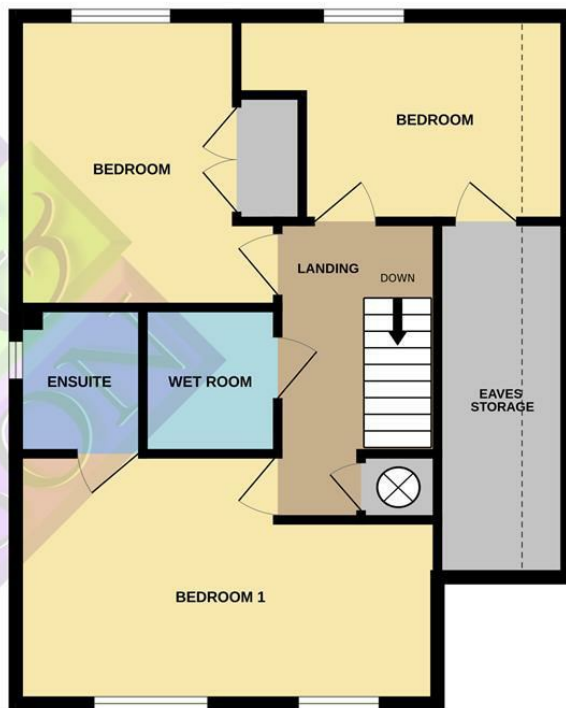
These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. It should not be assumed that the property has all necessary planning, building regulation or other consents. None of the services or appliances mentioned 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
706 sq.ft. (65.6 sq.m.) approx.



1ST FLOOR
654 sq.ft. (60.8 sq.m.) approx.



TOTAL FLOOR AREA : 1361 sq.ft. (126.4 sq.m.) approx.

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
85	8.5	A	A
69		B	B
		C	C
		D	D
		E	E
		F	F
		G	G

Not energy efficient - lower running costs
EU Directive 2002/91/EC
England & Wales

Not environmentally friendly - lower CO₂ emissions
EU Directive 2002/91/EC
England & Wales



