

**RUSH
WITT &
WILSON**



**2 Worsenden Sissinghurst Road, Biddenden, Kent TN27 8EH
Offers In The Region Of £650,000**

Rush Witt & Wilson are pleased to offer this extensively renovated and extended semi-detached family home with large rear garden measuring approximately 130ft in length (tbv) located on the outskirts of the popular village of Biddenden.

The well-presented accommodation is arranged over two floors and comprises of an generous entrance hallway, cloakroom, utility room, living room with log burning stove, family room and stunning kitchen/dining room with bifold doors to the garden on the ground floor. On the first floor are three bedrooms, the main with an en-suite shower room and the family bathroom. Outside the property offers extensive off road parking to the front and rear, a detached outbuilding/home office with kitchenette and good sized rear gardens which back through to and enjoying delightful views over adjoining fields. As part of the approved planning permission for the single storey rear extension which has been completed, permission was also granted for a loft conversion to create a further bedroom (Application Ref: 17/00384/AS). Cranbrook School Catchment.

An internal inspection of this stunning home is highly recommended, please call our Tenterden Branch on 01580 762927 for further information.



Entrance Hallway

With part decorative glazed entrance door and window to the front elevation, stairs rising to the first floor with fitted storage cupboard beneath, fitted coat cupboard, fitted shelved storage cupboard, radiator, cupboard housing wall mounted gas fired boiler, wood effect laminate flooring and doors to:

Cloakroom

Fitted with a modern white suite comprising low level W.C, wall mounted vanity unit with inset wash-hand basin and fitted storage beneath, stainless steel heated towel rail, part tiled walls, recessed ceiling spot lights and wood effect laminate flooring,

Utility Room

7'2 x 6'5 (2.18m x 1.96m)

With part glazed stable door to the side elevation allowing access to the garden, fitted woodblock work-surface with tiled splash-back and fitted wall mounted cupboards over, space and plumbing for washing machine, space and point for tumble dryer, fitted storage cupboard, recessed ceiling spot lights, wood effect laminate flooring and radiator.

Family Room

14'1 max x 10'3 (4.29m max x 3.12m)

With attractive exposed brick feature fireplace, low level fitted cupboards to both sides with display shelving above, under stairs fitted storage cupboard, radiator, glazed bio-fold doors through to the kitchen/dining room and door to:

Living Room

13'4 x 12'2 max (4.06m x 3.71m max)

Window to the front elevation with fitted plantation shutters, attractive feature fireplace with inset log burning stove, range of fitted shelving and wood effect laminate flooring.

Kitchen/Dining Room

21'2 max x 12'2 (6.45m max x 3.71m)

Being extensively fitted with a range of cream shaker style cupboard and drawer base units with matching wall mounted cupboards, complementing woodblock work surface with tiled splash-back and inset double butler sink, space and point for range style cooker with stainless steel extractor canopy above, integrated dishwasher, space and point for American style fridge/freezer, space for table and chairs, under cabinet lighting, recessed ceiling spot light, tiled flooring with under floor heating,

large roof lantern, window the side elevation and glazed bio folding doors allowing access through to the garden.

First Floor

Landing

With stairs rising from the entrance hallway, access to loft space and doors to:

Master Bedroom

12'2 x 12'0 (3.71m x 3.66m)

With window to the front elevation, range of fitted wardrobes, radiator and door to:

En-Suite Shower Room

Fitted with a modern suite comprising low level W.C, wall mounted vanity unit with inset wash-hand basin and fitted storage beneath, corner shower cubicle, stainless steel heated towel rail, recessed ceiling spotlights, obscured glazed windows to the side elevations, low level fitted storage cupboard, part tiled walls and wood effect flooring.

Bedroom 2

12'8 x 8'3 max (3.86m x 2.51m max)

With window to the rear elevation, range of fitted wardrobes, radiator and attractive feature fireplace.

Bedroom 3

9'4 x 6'10 (2.84m x 2.08m)

With window to the rear elevation and radiator.

Family Bathroom

Fitted with a modern suite comprising low level W.C, wall mounted vanity unit with inset wash-hand basin and fitted storage beneath, panelled bath, large walk-in shower cubicle, stainless steel heated towel rail, recessed ceiling spotlights, obscured glazed windows to the side elevations, part tiled walls and wood effect flooring.

Outside

Gardens

To the front an block paved driveway shared with next door leads to a private parking area providing off road parking for four cars with a small area of lawn, the driveway continues down the side of the property with wooden double gates opening through a further driving turning space/parking area to the rear.

The rear garden is of a good size with a paved patio area abutting the rear of the property accessed from the kitchen/dining room, this leads to a good sized area of level lawn bordered on one side with a raised sleeper beds planted with a mixture of shrubs and seasonal flowers. To the end of the garden is a generous pergola covered patio area offering a perfect space for outside dining and entertaining which overlooks adjoining fields at the rear.

Detached Home Office

16'4 x 9'0 (4.98m x 2.74m)

With glazed double doors to the front and two windows to the side elevation, recessed ceiling spot light, fitted air conditioning unit and door to:

Kitchenette

9'0 x 6'4 (2.74m x 1.93m)

Fitted with a range of blue shaker style cupboard and drawer base units with matching wall mounted cupboards, complementing work surface with tiled splash-back and inset stainless steel sink/drainage unit, space and point for free standing fridge/freezer, recessed ceiling spot light, access to loft storage space, window to the rear elevation and door to the side allowing access to the garden.

Agent Note

Council Tax Band: C

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.

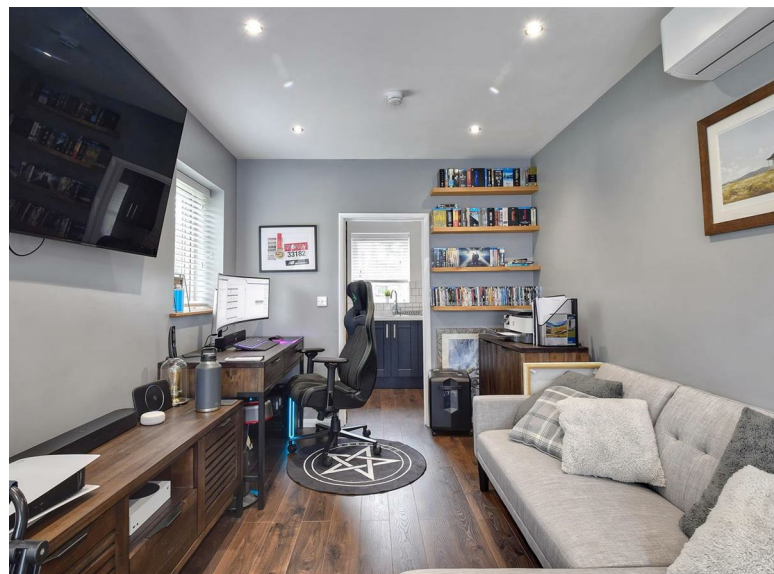
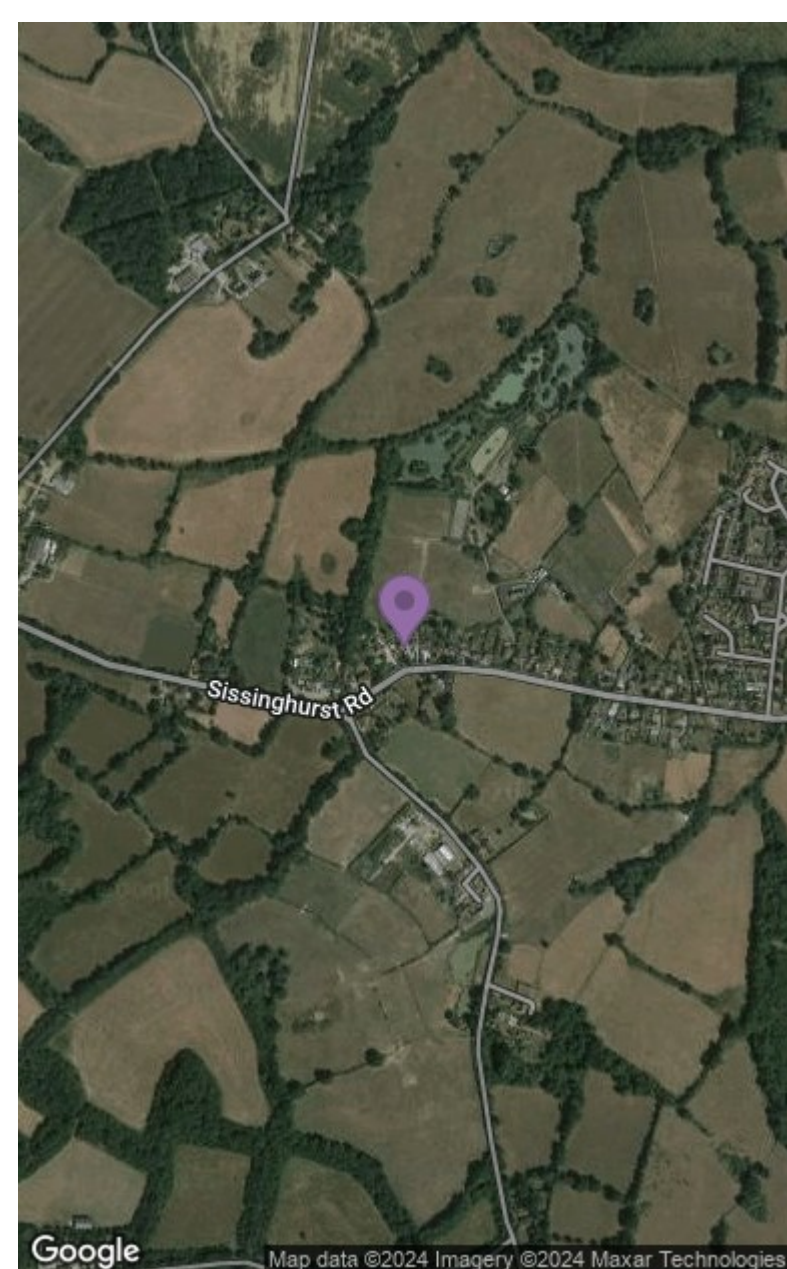


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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	

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.
Made with Metropix ©2024





**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



**94 High Street
Tenterden
Kent
TN30 6JB
Tel: 01580 762927
tenterden@rushwittwilson.co.uk
www.rushwittwilson.co.uk**