

**RUSH
WITT &
WILSON**



87 Colonel Stephens Way, Tenterden, TN30 6EW
Offers In The Region Of £675,000

Rush Witt & Wilson are pleased to offer this substantial detached family home occupying a sought after and quiet cul-de-sac location backing through woodland within easy reach of Tenterden High Street.

The well presented accommodation is arranged over two floors and comprises of an impressive double height entrance hallway, cloakroom, study, dining room, living room with direct access to the garden, kitchen/breakfast room and utility room on the ground floor. On the first floor are five bedrooms, the main with an en-suite and the family bathroom.

Outside the property benefits from a brick paved driveway to the front providing off road parking, an integral double garage and established rear gardens which back through to and enjoy a pleasant outlook over adjoining woodland at the rear.

An internal inspection is highly recommended to fully appreciate this impressive property. For further information and to arrange a viewing please call our Tenterden office on 01580762927.



Entrance Hallway

Impressive double height entrance hallway with part glazed entrance door and window to the front elevation, stairs rising to the first floor, radiator, wooden flooring and doors to:

Cloakroom

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

Dining Room

12'2 max x 13'11 max (3.71m max x 4.24m max)

Accessed via part glazed double doors off the entrance hallway with box bay window to the front elevation and radiator.

Living Room

18'7 x 13'11 (5.66m x 4.24m)

Being double aspect with window to the side elevation and glazed double doors allowing access through to the garden, wall mounted electric fire and radiator.

Study

9'6 x 7'5 (2.90m x 2.26m)

With window to the rear elevation overlooking the garden, radiator.

Kitchen/Breakfast Room

15'7 x 10'1 (4.75m x 3.07m)

Fitted with a range of 'cream gloss' cupboard and drawer base units with complementing granite worksurface and matching splash-back, inset stainless steel sink unit, inset four ring AEG electric induction hob with glass back plate and stainless steel extractor canopy above, upright unit housing integrated AEG oven, integrated Bosch dishwasher, integrated fridge, fitted breakfast bar with matching granite worksurface, tiled flooring, radiator and window to the rear elevation overlooking the garden. Door to:

Inner Lobby

With tiled flooring, radiator, connecting door through to the integral double garage, further doors to:

Walk-in Larder Cupboard

Formally a second cloakroom but currently utilised as a walk-in larder cupboard with a range of fitted shelving, tiled flooring, radiator and obscured glazed window to the side elevation.

Utility Room

6'9 x 5'6 (2.06m x 1.68m)

Fitted with a range of cupboard and drawer base units with complementing worksurface and tiled splash-back and inset stainless steel sink/drainage unit, space and plumbing for washing machine, wall mounted gas fired boiler, tiled flooring, radiator, window to the side elevation and part glazed door allowing access to the garden.

First Floor

Landing

Being part galleried with a oak and glass balustrade staircase rising from the entrance hallway, fitted airing cupboard housing hot water tank, access to loft space, window to the front elevation and doors to:

Bedroom 1

13'3 x 9'5 (4.04m x 2.87m)

With two windows to the rear elevation, range of full height fitted wardrobes, radiator and door to:

En-Suite Bathroom

Fitted with a white suite comprising vanity unit with low level W.C with concealed cistern and inset wash-hand basin with fitted storage beneath, panelled bath, shower cubicle, stainless steel heated towel rail, part tiled walls and obscured glazed window to the side elevation.

Bedroom 2

13'2 x 10'6 (4.01m x 3.20m)

With two windows to the front elevation, range of full height fitted wardrobes and radiator.

Bedroom 3

13'2 x 8'10 (4.01m x 2.69m)

With window to the front elevation, radiator and access to a useful eaves storage cupboard.

Bedroom 4

11'11 x 8'10 (3.63m x 2.69m)

With two windows to the rear elevation, range of fitted wardrobes and radiator.

Bedroom 5

9'5 x 6'9 (2.87m x 2.06m)

With window to the rear elevation and radiator.

Family Bathroom

Fitted with a white suite comprising low level W.C, vanity unit with inset wash-hand basin and range of fitted cupboards, shower cubicle, panelled bath with hand held shower attachment, radiator, part tiled walls and obscured glazed window to the side elevation.

Outside

Integral Double Garage

18'1 x 15'11 (5.51m x 4.85m)

With two up and over doors to the front elevation (one being electric), connecting door to the inner lobby/main house, light and power connected.

Gardens

To the front a brick paved driveway provides off road parking for two cars with an area of lawn to one side being bordered with a selection of mature trees/shrubs. Gated side access leads to:

The established rear garden backs through to and enjoying pleasant views over adjoining woodland at the rear, abutting the rear and running the width of the property is paved patio area offering a private space for outside dining and entertaining, this leads to an area of level lawn with a decked seating area being bordered with well stocked beds planted with a mixture of shrubs and seasonal flowers, steps descend to a further area of garden with a wildlife pond and timber garden store.

Agent Note

Council Tax Band: G

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.

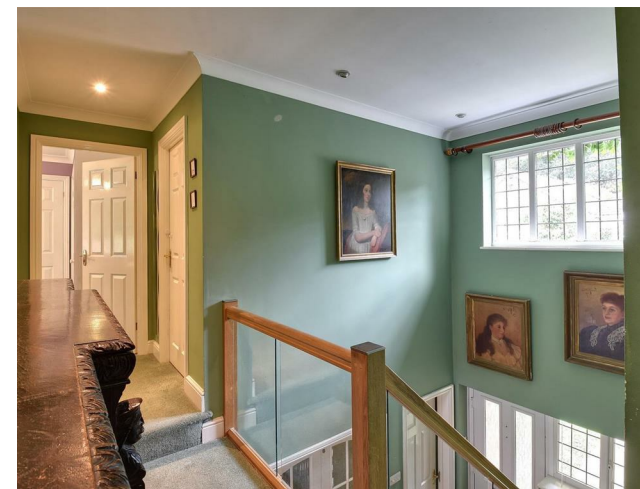
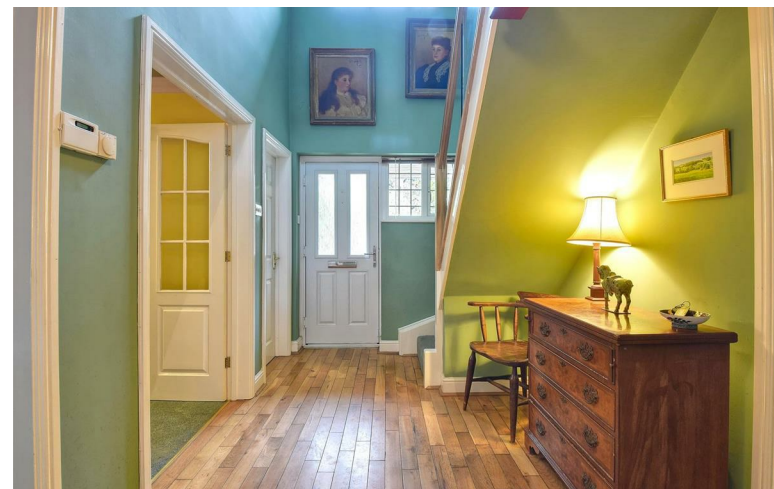
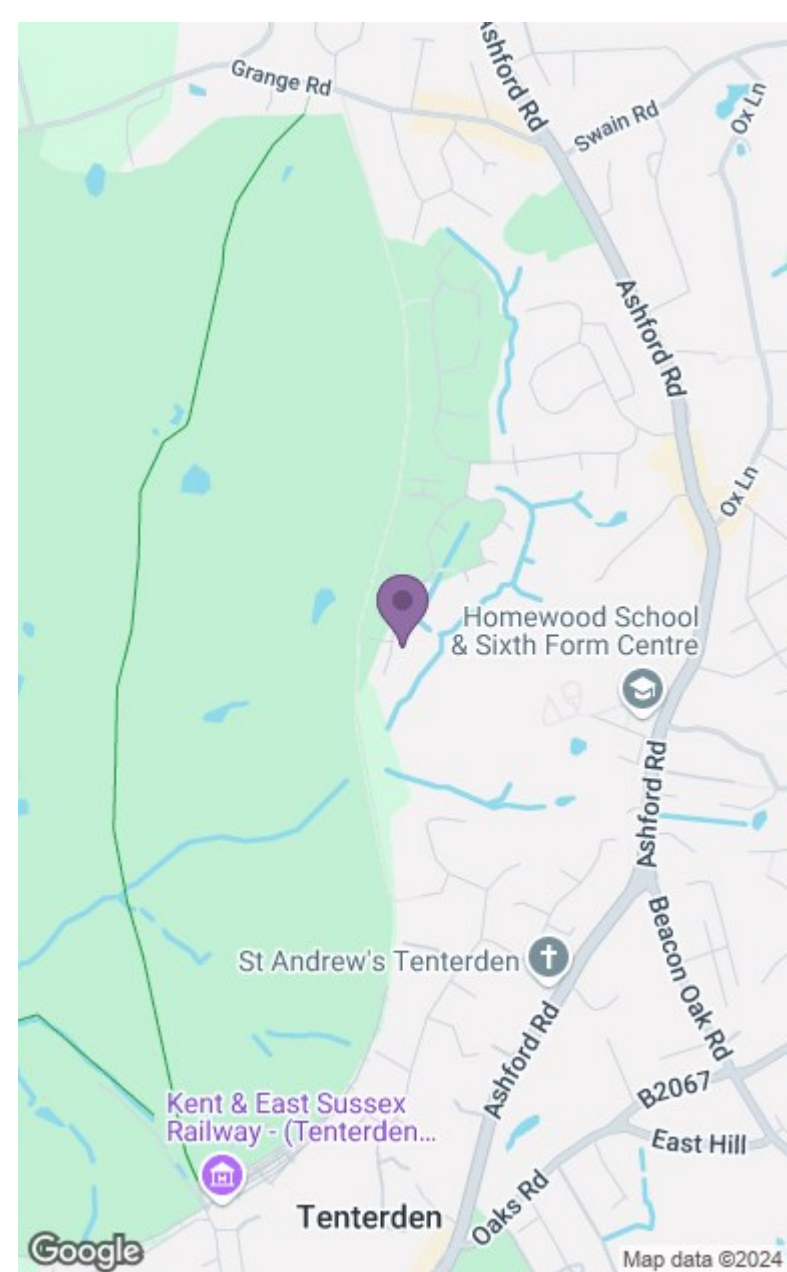


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 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		
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Not environmentally friendly - higher CO ₂ emissions			
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