

**RUSH  
WITT &  
WILSON**



**10 Gybbons Road, Rolvenden, Kent TN17 4LL**  
**Offers In The Region Of £585,000**

**Rush Witt & Wilson are pleased to offer this attractive detached family home occupying a popular and quiet cul-de-sac location within the heart of the sought after village of Rolvenden.**

**The well-presented accommodation is arranged over two floors and comprises of an entrance hallway, study, cloakroom, kitchen/breakfast room, living room, dining room and conservatory on the ground floor. On the first floor are four bedrooms, the main with an en-suite shower room and a family bathroom.**

**Outside the property offers from off road parking, an attached double tandem garage and gardens to the front and rear, the latter being of a good size and enjoying a lovely outlook over adjoining countryside. Cranbrook School Catchment. Further benefits include solar panels with battery storage. For further information and to arrange a viewing please call our Tenterden office on 01580 762927.**



**Entrance Hallway**

With part glazed entrance door to the front elevation, wood effect flooring, radiator and obscure glazed doors leading to:

**Study**

7'7 x 5'10 (2.31m x 1.78m)

Window to the front elevation with fitted plantation shutters, radiator.

**Cloakroom**

Fitted with a white suite comprising low level wc., floor standing vanity units with inset wash hand basin and fitted cupboard beneath, part tiled walls, obscure glazed window to the side elevation, wood effect flooring, radiator.

**Living Room**

14'6 x 12'10 (4.42m x 3.91m)

Triple aspect with window to both sides and feature full height window to the front elevation and all with fitted plantation shutters, feature fireplace with exposed brick surround, gas point and quarry tiled hearth, radiator.

**Kitchen/Breakfast Room**

11'8 x 10'2 (3.56m x 3.10m)

Fitted with a range of white modern style cupboard and drawer base units with matching wall mounted cupboards, complimenting granite effect work surface with tiled splashback, inset one and a half bowl stainless steel sink drainer unit, inset four burner gas hob with integrated oven beneath and extractor canopy above, space and points for low level fridge/freezer, space and plumbing for dishwasher, space and plumbing for washing machine, cupboard housing floor standing gas fired boiler, tiled effect flooring, radiator, space for small table and chairs, part glazed door leading through to the conservatory and archway leading to:

**Dining Room**

14'2 max x 8'2 (4.32m max x 2.49m)

Oak stairs with glass balustrades rising to first floor with fitted storage cupboard beneath, wood effect flooring, glazed patio door leading through to the conservatory, radiator, space for table and chairs.

**Conservatory**

19'6 x 8'4 (5.94m x 2.54m)

With windows to the side and rear elevation enjoying views over

the garden, personal glazed door to the side and glazed patio doors to the rear allowing direct access to the garden, tiled flooring, part glazed door connecting through to the tandem double garage.

**First Floor**

**Landing**

Stairs rising from the dining room, access to loft space, fitted airing cupboard housing insulated hot water tank, doors off to the following:

**Bedroom One**

14'6 x 12'11 (4.42m x 3.94m)

Double aspect with windows to the front and side elevation both with fitted plantation shutters, radiator, range of fitted wardrobes and door leading to:

**En-Suite Shower Room**

Fitted with a modern white suite comprising low level wc., floor standing vanity unit with inset wash hand basin with fitted storage beneath and tiled splashback, fully tiled shower cubicle, obscure glazed window to the side elevation, radiator, tile effect flooring.

**Bedroom Two**

11'4 x 8'2 (3.45m x 2.49m)

Window to the rear elevation enjoying pleasant views over the rear garden and adjoining farmland beyond, range of fitted wardrobes with sliding doors, over-stairs eaves storage cupboard, radiator.

**Bedroom Three**

11'11 x 7'10 (3.63m x 2.39m)

Window to the rear elevation enjoying pleasant views over the rear garden and adjoining farmland beyond, fitted double wardrobe, range of display shelving, radiator.

**Bedroom Four**

8'0 x 6'11 (2.44m x 2.11m)

Window to the front elevation with fitted plantation shutters, radiator, fitted wardrobe.

**Family Bathroom**

Fitted with a coloured suite comprising low level wc., pedestal wash hand basin with tiled splashback, panelled bath, radiator, part tiled walls, obscure glazed window to the side elevation.

**Outside**

**Front Garden**

A driveway provides off road parking for a number of vehicles and provides access to the attached tandem double garage and to one side there is an area of lawn bordered with a selection of beds planted with a range of shrubs and seasonal flowers, side access leads to the rear garden.

**Rear Garden**

The rear garden is of a good size and enjoys views over and backs through to adjoining open countryside, abutting the rear of the property is a generous paved patio providing space for outside dining and entertaining which leads to a good sized area of lawn bordered with well stocked and established beds planted with an array of trees, mature shrubs and seasonal flowers. There is a pergola covered circular seating area with established Wisteria and timber garden shed sitting to one side. To end of the garden a archway leads through to a further garden shed.

**Attached Double Tandem Garage**

With electric up and over door to the front elevation, window to the side, part glazed door allowing direct access through to the conservatory, light and power connected.

**Agent Note**

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.

Council Tax Band: E

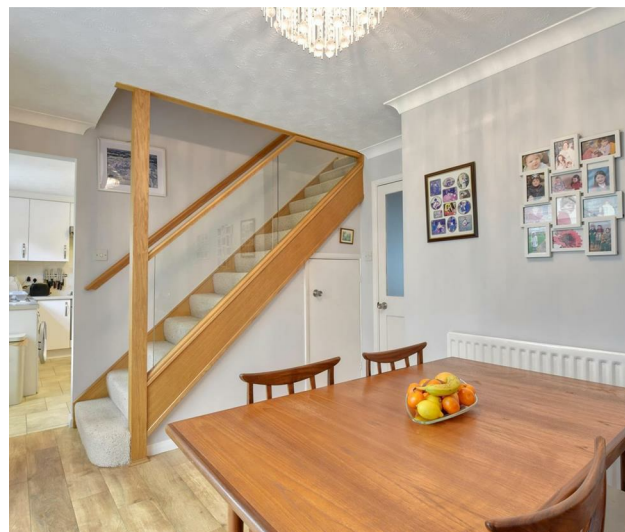




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 <sub>2</sub> ) Rating                                                                                                                                                                                                                                                                       |           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| Current                                                                                                                                                                                                                                                                        | Potential | Current                                                                                                                                                                                                                                                                                                              | Potential |
| <p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p> |           |                                                                                                                                                                                                                                                                                                                      |           |
| 78                                                                                                                                                                                                                                                                             | 82        | <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p> |           |
| England & Wales                                                                                                                                                                                                                                                                |           | England & Wales                                                                                                                                                                                                                                                                                                      |           |
| EU Directive 2002/91/EC                                                                                                                                                                                                                                                        |           | EU Directive 2002/91/EC                                                                                                                                                                                                                                                                                              |           |



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