67 Rogersmead, Tenterden, Kent TN30 6LF
Offers In The Region Of £630,000 Freehold

Rush Witt & Wilson are pleased to offer this attractive detached family home occupying a highly sought after and tucked away location within easy reach of the picturesque tree lined High Street of Tenterden.

The accommodation offers scope to enhance and is arranged over two floors comprising of an entrance porch, hallway, cloakroom, living room with feature fireplace, dining room with adjoining conservatory and kitchen/breakfast room on the ground floor. On the first floor are four bedrooms, the main with an en-suite shower room and the family bathroom. Outside the property benefits from an integral single garage, driveway and established rear garden benefiting from a westerly aspect. Offered to the market CHAIN FREE.

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

Entrance Porch
5'3 x 3'5 (1.60m x 1.04m)
Part obscured glazed entrance door to the front elevation, tiled effect flooring, obscure glazed door opening through to:

Entrance Hallway
Stairs rising to the first floor with fitted storage cupboard beneath, radiator with decorative wooden cover, doors leading to:

Cloakroom/WC
Fitted with a modern white suite comprising low level wc, wall mounted wash hand basin with tiled splashback, tiled flooring, radiator, obscure glazed window to the side elevation.

Living Room
16'7 x 10'9 (5.05m x 3.28m)
Large picture window to the front elevation, feature fireplace, radiator and glazed double doors opening through to:

Dining Room
10'9 x 10'5 (3.28m x 3.18m)
Radiator with wooden decorative cover, door leading through to the kitchen, glazed double doors opening through to:

Conservatory
10'10 x 7'2 (3.30m x 2.18m)
Range of windows to the side and rear elevations, wall mounted electric heater, glazed door allowing access to the garden.

Kitchen
14'2 x 10'4 (4.32m x 3.15m)
Fitted with a range of modern style cupboard and drawer base units with matching wall mounted cupboards, complimenting worksurface with tiled splashback and inset one and a half bowl stainless steel sink drainer unit, inset four burner Bosch electric hob with extractor canopy above, upright unit housing integrated double oven, integrated fridge/freezer, space and point for dishwasher, cupboard housing wall mounted gas fired boiler, fitted wine rack, tiled flooring, radiator, window to side and rear elevation, the latter enjoying a pleasant view over the rear garden, part glazed door to the side elevation.

First Floor

Landing
With stairs rising to the entrance hallway, access to loft space, part shelved airing cupboard housing insulated hot water tank, doors leading to:

Bedroom One
12'3 x 11'1 (3.73m x 3.38m)
Window to the front elevation, radiator, range of fitted wardrobes, door leading to:

En-Suite Shower Room
Fitted with a white suite comprising low level wc, fitted vanity unit with inset wash hand basin and fitted cupboard beneath, corner shower cubicle, part tiled walls, radiator, obscure glazed window to the front elevation.

Bedroom Two
12'3 x 10'8 (3.73m x 3.25m)
Window to the front elevation, fitted wardrobe, radiator.

Bedroom Three
13' x 7'7 (3.96m x 2.31m)
Window to the rear elevation, fitted wardrobe, radiator.

Bedroom Four
9'7 x 7'8 (2.92m x 2.34m)
Window to the rear elevation, fitted wardrobe, radiator.

Bathroom
Fitted with a white suite comprising low level wc, pedestal wash hand basin, panelled bath with mixer tap and shower over, part tiled walls, radiator, window to the rear elevation.

Outside

Single Garage
16'3 x 8'5 (4.95m x 2.57m)
Up and over door to the front elevation, window and part glazed door to the side, light and power connected.

Front Garden
The driveway provides off road parking for one car and allows access to the attached single garage. To one side is an area of lawn bordered with established bed planted with a mixture of shrubs, lavender and roses, gated side access leads to:

Rear Garden
Benefits from a westerly aspect with a paved patio area abutting the rear of the property offering space for outside dining and entertaining, this leads to a level area of lawn bordered with a range of well stocked beds planted with a mixture of fruit trees, mature shrubs and an array of seasonal flowers.

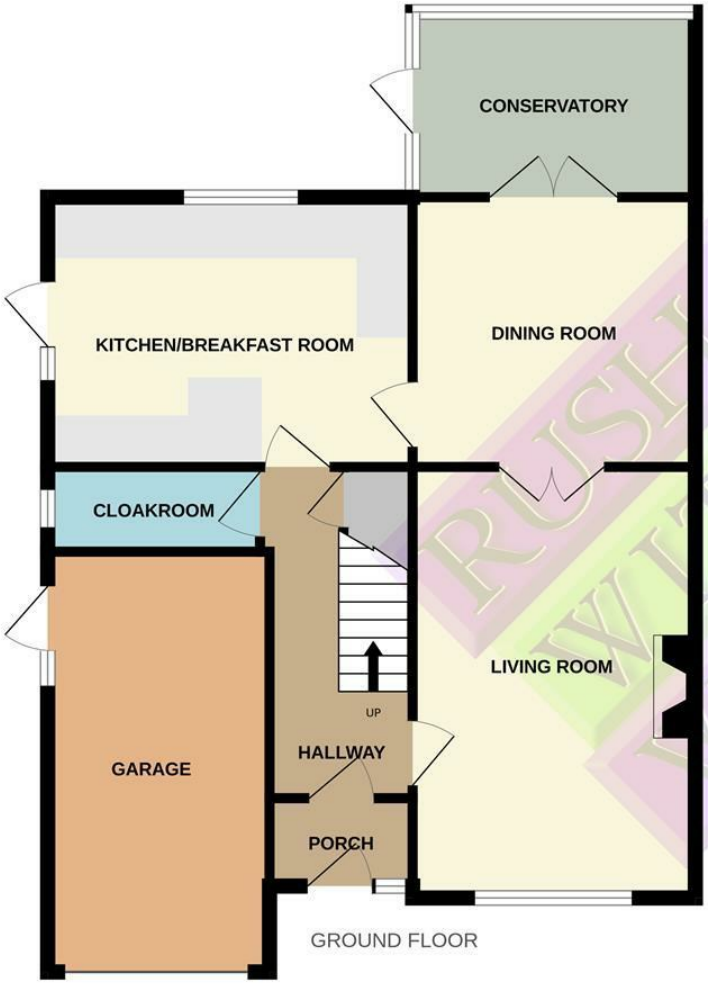
Agents Note
None of the services or appliances mentioned in these sale particulars have been tested.

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.

Council Tax Band – F

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.



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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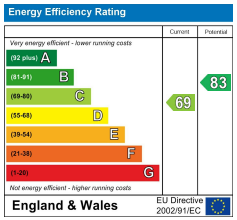

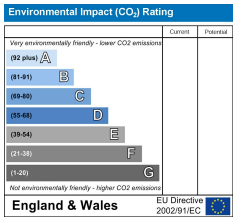

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