

**RUSH
WITT &
WILSON**



6 Goodsall Road, Tenterden, Kent TN30 7DX
Offers In Excess Of £725,000

Rush Witt & Wilson are pleased to offer the opportunity to acquire this extremely well presented semi-detached family home occupying a highly desirable and convenient location within easy walking distance of Tenterden High Street.

The well proportioned accommodation is arranged over three floors comprising of an entrance hallway, study, cloakroom and stunning open kitchen/dining/living room with direct access to the garden on the ground floor. On the first floor is the master bedroom with en-suite shower room and walk-in wardrobe, two further double bedrooms and the family bathroom with two further bedrooms, one with an en-suite shower room to the second floor. Outside the property offers a brick paved driveway providing off road parking, a single car barn and good sized rear garden benefitting from a southerly aspect. Further benefits include the remainder of a 10 year NHBC building warranty and gas fired central heating.

Occupying a desirable position within this recently constructed development an internal inspection of this impressive home is highly recommended. For further information and to arrange a viewing please call our Tenterden office.



Entrance Hallway With part glazed entrance door to the front elevation, stairs rising to first floor with fitted storage cupboard beneath, Karndean flooring, radiator and doors leading to:	Bathroom Fitted with a modern suite comprising low level wc, wall mounted wash hand basin, panelled bath with mixer tap and shower over and fitted screen, stainless steel heated towel rail, tiled flooring, fully tiled walls, obscure glazed window to the rear elevation.	Front of Property Small area of gravelled garden edged with low level brick walls with black railings and pathway proceeding to the front door. To one side there is a brick paved driveway providing off road parking and allowing access to the single car barn, gated side access leads to:
Study 10'9 x 6'3 (3.28m x 1.91m) Sash window to the front elevation with fitted plantation shutters, Karndean flooring, radiator.	Bedroom Three 9'8 x 9'5 (2.95m x 2.87m) Sash window to the front elevation with fitted plantation shutters, radiator.	Single Car Barn
Cloakroom/WC Fitted with a modern suite comprising low level wc, pedestal wash hand basin with tiled splashback, Karndean flooring, radiator.	Master Bedroom 17' max x 9'6 (5.18m max x 2.90m) Sash window to the front elevation with fitted plantation shutters, range of fitted wardrobes with mirrored sliding doors, walk-in wardrobe, radiator, door leading to:	Rear Garden A generous rear garden benefits from a southerly aspect and is predominately to lawn with a good size paved patio area abutting the rear of the property offering perfect space for outside dining and entertaining, there is also a useful timber garden store.
Kitchen/Dining Room 26' x 9'5 (7.92m x 2.87m) Extensively fitted with a range of modern white cupboard and drawer base units with matching wall mounted cupboards, complimenting woodblock effect work surface with matching splashback and inset one and a half bowl stainless steel sink drainer unit, inset four burner gas hob with stainless steel back plate and extractor canopy above, upright unit housing integrated double oven, integrated dishwasher, integrated washing machine, integrated fridge/freezer, cupboard housing gas fired boiler, Karndean flooring, window to the rear elevation, radiator, small fitted storage cupboard, space for table and chairs, glazed double doors allowing access through to the garden and being open plan to:	En-Suite Shower Room Fitted with a modern white suite comprising low level wc, wall mounted wash hand basin, large walk-in shower with glazed folding door, stainless steel heated towel rail, tiled flooring, part tiled walls, obscure glazed window to the rear elevation.	Agents Note Please note there is annual maintenance charge of circa £287.00 (tbv) which covers the upkeep of all the communal areas.
Living Room 14'4 x 12'6 (4.37m x 3.81m) Attractive bay sash window to the front elevation with fitted plantation shutters, door to the hallway, two radiators and Karndean flooring.	Second Floor	Council Tax Band – F
Landing With stairs rising from first floor landing, access to eaves storage, doors off to the following:	Bedroom Five 17'6 x 9'5 (5.33m x 2.87m) Double aspect with windows to the front and rear elevations, both with fitted plantation shutters, fitted part shelved airing cupboard housing pressurised hot water tank, radiator.	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.
First Floor	Bedroom Four 14'4 max x 12'8 (4.37m max x 3.86m) Window to the front elevation with fitted plantation shutters, access to eaves storage, radiator and door leading to:	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.
Landing With stairs rising from the entrance hallway, sash window to the front elevation with fitted plantation shutters, radiator, stairs rising to the second floor, doors off to the following:	En-Suite Shower Room Fitted with a modern white suite comprising low level wc, wall mounted wash hand basin, corner shower cubicle with folding door, tiled flooring, part tiled walls, stainless steel heated towel rail, obscure glazed window to the rear elevation.	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.
Bedroom Two 14'5 x 9'5 (4.39m x 2.87m) Window to the rear elevation with fitted plantation shutters, radiator.	Outside	



GROUND FLOOR



1ST FLOOR

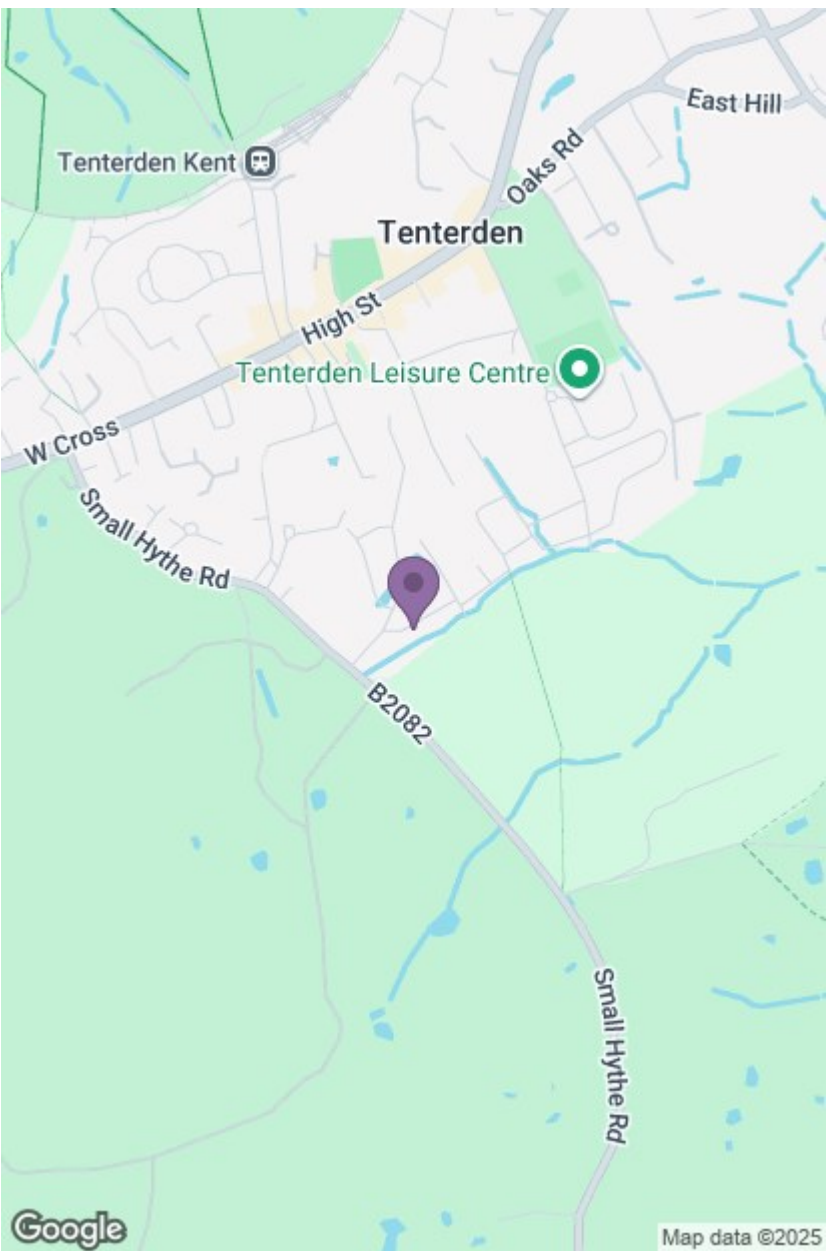


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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2ND FLOOR

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		92	(81-91) A		
(81-91) B	85		(69-80) B		
(69-80) C			(55-68) C		
(55-68) D			(39-54) D		
(39-54) E			(21-38) E		
(21-38) F			(1-20) F		
(1-20) G					
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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