



## **Plot 30 The Brook, Northiam, East Sussex TN31 6QF £475,000**

FINAL 4 BEDROOM REMAINING - 'The Willow' A spacious four bedroom semi-detached house extending to 1184 SQFT forming part of 34 newly constructed luxury homes from Greymoor homes located within the popular Village of Northiam. Available to occupy now this impressive family home has been thoughtfully designed and executed to a very high specification comprising a bright entrance hall with storage and WC, stylish fitted kitchen and spacious living / dining room with external door to the rear garden. To the first floor are four principal bedrooms with en-suite shower room to the master in addition to a contemporary family bathroom suite. Externally the property provides off road parking and privately enclosed rear garden with patio. Northiam Village benefits from a choice of excellent walking routes, two convenience stores, award winning Doctor's surgery, Opticians, Dentist surgery, popular Bakery and Hardware store. Newenden Village is also located within strolling distance offering excellent riverbank walks, Boating station with Café and pub serving food. High street shopping facilities are available and both Tenterden and Rye just a short drive away.

Disclaimer - Internal images are from the show home and should be used for indicative purposes only.





GROUND FLOOR PLAN



FIRST FLOOR PLAN

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		85	86
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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