

**RUSH
WITT &
WILSON**



**12 Wilderness Gardens, Northiam, East Sussex, TN31 6GB.
£625,000 Freehold**

A beautifully presented four bedroom detached family home occupying a quiet and highly desirable residential area of Northiam Village. This delightful home offers well balanced living accommodation arranged over two floors comprising an entrance hall with WC, study, spacious main living room with attractive stone fireplace and generous adjoining conservatory with doors to the rear garden, separate dining room and stylish fitted kitchen with marble countertops and fitted range style oven. To the first floor are four principal bedrooms three of which have fitted wardrobes, well appointed family bathroom suite and en-suite shower room to the master bedroom. Externally the property enjoys a private and well stocked rear garden with paved and decked seating areas, main body of lawn hosting a variety of established flowering shrub borders. To the front provides ample off road parking and detached double garage. The property is located within strolling distance to the well renowned Great Dixter House & Gardens, a choice of two convenience stores, award winning Doctor's surgery, Opticians, Dentist surgery, popular Bakery and Hardware store. Further High Street Shopping is available and Tenterden and Rye just a short Drive away.



Front Door

Part glazed front door opening into:

Inner Hallway

Upvc window to the side, chair rail, ceramic tiled flooring, painted timber staircase with carpeted runner extending to the first floor accommodation, radiator, understairs storage cupboard.

Cloakroom/WC

Obscured window to front, ceramic tiled flooring, push flush wc, high level cupboard housing consumer unit, radiator, wall mounted corner wash hand basin

Kitchen

13'7 x 11'4 (4.14m x 3.45m)
Upvc window to the front, part glazed external door to side, ceramic tiled flooring, internal door to dining room, radiator, fitted base and wall units with traditional shaker style doors which sit beneath marble counter tops with matching upstands and engineered drainer grooves, undermounted stainless one and a half bowl sink unit with swan neck tap, wall mounted display cabinets with under lighters, fitted Leisure range style oven with five ring gas burner, side induction plate and matching extractor canopy and light above, integrated Neff dishwasher, integrated fridge/freezer, tower unit housing an Ideal classic gas boiler, integrated washer and dryer.

Dining Room

10' x 9'9 (3.05m x 2.97m)
Upvc window to the rear aspect, radiator, tiled flooring, space for dining table and chairs, double internal glazed doors leading into the sitting room.

Sitting Room

15' x 11'9 (4.57m x 3.58m)
Internal window and sliding doors leading into the adjoining conservatory, double internal doors into the dining room, beautiful stone fireplace housing a coal effect gas fire, two double radiators.

Conservatory

14'8 x 9'5 (4.47m x 2.87m)
Triple aspect room with upvc window to the side and rear, French doors leading onto the rear terrace, vaulted ceiling with eye level openers, two wall mounted electric heaters.

Study

12' x 6'7 (3.66m x 2.01m)
Upvc window to the front, radiator, fitted lighting, fitted office furniture incorporating a desk, cabinets and book casing.

First Floor

Landing

Fitted chair rail, access panel to loft with pull down ladder, radiator.

Bedroom Three

14'8 x 6'9 (4.47m x 2.06m)
Upvc window to the front, radiator, single wardrobe with storage and pull out drawers.

Bedroom Two

10'2 x 9'3 (3.10m x 2.82m)
Upvc window to the rear aspect, radiator, full length fitted wardrobes with hanging rail and shelving.

Bathroom

10' x 7'1 (3.05m x 2.16m)
Upvc window to front, ceramic tiled flooring, floor to ceiling ceramic wall tiling, vanity unit with basin and cupboards below, shaver point, wall mounted mirror with light, door to airing cupboard housing the hot water tank and slatted shelving, wall mounted towel radiator, push flush wc, double ended bath suite with concealed taps, light and extractor, wall mounted mirror.

Bedroom Four

10'1 x 8'7 (3.07m x 2.62m)
Upvc window to front, radiator.

Bedroom One

10'8 x 9'3 (3.25m x 2.82m)
Upvc window to the rear, radiator, built-in wardrobes with mirrored doors, fitted drawer unit, headboard and beside drawer units, hanging rails and shelving, internal door to:

En-Suite

5'6 x 5'2 (1.68m x 1.57m)
Obscured upvc double glazed window to side, ceramic flooring, push flush wc, pedestal wash hand basin, vanity unit, heated towel radiator, extractor, corner shower cubicle with concealed mixer and showerhead.

Outside

Front Garden

Tarmac driveway providing off road parking for four vehicles which leads to a detached double garage with twin doors, external lighting, paved path and steps leading to the main entrance, mature and established front gardens hosting a variety of evergreen shrubs, high level gates to the side and to the rear, planted Clematis, decorative aggregate borders with specimen rose bush.

Rear Garden

Private enclosed and well established rear garden with a full width paved terrace providing a private seating area, further raised decked seating area with arbour and climbing vine, paved path to side, high level gate to front, door to the rear of the garage, external lighting, gutter fed water butts, area of lawn which is fully enclosed by a combination of high level close board fencing, established trees, flowering shrubs, garden shed, further storage area for the bins to the side elevations.

Detached Double Garage

17'5 x 17'2 (5.31m x 5.23m)
Twin single electronically operated doors, boarded eaves space over with pull down ladder, lighting, power points, part glazed external door to the rear.

Services

Mains drainage & mains gas .

Agents Note

Council Tax Band - F

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will

be provided by the Seller's Solicitors.

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

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