RUSH
WITT &
WILSON

5 Fullers Way, Biddenden, Kent TN27 8FQ
Guide Price £650,000 Freehold

Rush Witt & Wilson are pleased to offer the opportunity to acquire this attractive and extremely well presented semi-detached home located within a highly sought after modern development on the outskirts of Biddenden.

The accommodation is arranged over two floors comprising of a generous entrance hallway, cloakroom, living room. dining room, utility room and stunning kitchen/family room with bi-fold doors through to the garden on the ground floor. On the first floor are four double bedrooms, the main with an en-suite shower room and the family bathroom. Outside the property benefits landscaped rear gardens enjoying a southerly aspect and single car barn. Offered to the market CHAIN FREE.

Constructed by Millwood Designer Homes in 2021 the property benefits from the remainder of a 10 year building warranty. A full inspection is recommended by the Vendor's sole agents to fully appreciate the merits of this property's fantastic accommodation. For further information and to arrange a viewing please call our Tenterden office on 01580 762927.

Entrance Hallway
Part obscure glazed entrance door to the front elevation, stairs rising to first floor with fitted storage cupboard beneath, Amtico wood effect flooring, radiator, wooded part glazed doors off to the following:

Cloakroom/WC
Fitted with a modern suite comprising low level wc with countertop flush, wall mounted vanity unit with inset wash hand basin and fitted storage beneath, part tiled walls, radiator, Amtico flooring.

Dining Room
12'6 x 9'9 (3.81m x 2.97m)
Window to the front elevation, radiator.

Living Room
18'2 x 11'6 (5.54m x 3.51m)
Double aspect with feature tall windows to the front elevation. glazed double doors to the rear with views and access onto the garden, two radiators.

Kitchen/Family Room
18'2 x 14'5 (5.54m x 4.39m)
Fitted with a range of grey shaker style cupboard and drawer base units with matching wall mounting cupboards, complimenting quartz worktop surfaces with matching splashback, inset one and a half bowl stainless steel sink unit with boiling water tap, inset electric hob with extractor canopy above, upright unit housing integral double oven, integral fridge/freezer, integral dishwasher, kitchen island with a range of base cupboard units, complimenting quartz worktop surface with fitted breakfast bar, Amtico flooring, radiator, two windows to the rear elevations, glazed bi fold doors to the side with views and access onto the garden, wooden part glazed door through to living room, further door through to:

Utility Room
7'8 x 5'8 (2.34m x 1.73m)
Fitted grey shaker style base units with complimenting worktop surface, inset stainless steel sink drainer unit, space and plumbing for washing machine, space for further low level appliance, cupboard housing wall mounted gas fired boiler, Amtico flooring, radiator, window to the side elevation.

First Floor

Landing
Part galleried, window to the front elevation enjoying pleasant rural views, fitted airing cupboard with radiator, access to loft space, radiator, doors off to the following:

Master Bedroom
13'2 x 10'5 (4.01m x 3.18m)
Window to the rear elevation, two fitted double wardrobes, radiator, door through to:

En-Suite Shower Room
Fitted with a modern suite comprising low level wc with countertop flush, wall mounted vanity unit with inset wash hand basin and fitted cupboard beneath, large fully tiled shower cubicle with glass door, part tiled walls, stainless steel heated towel rail, Amtico flooring, obscure glazed window to the rear elevation.

Bedroom Two
12'6 x 9'9 (3.81m x 2.97m)
Double aspect with windows to the front and side elevations both benefitting from rural views, fitted double wardrobe, radiator.

Bedroom Three
11'7 x 9'2 (3.53m x 2.79m)
Window to the rear elevation, radiator.

Bedroom Four
11'7 x 8'6 (3.53m x 2.59m)
Window to the front elevation enjoying rural views, radiator.

Family Bathroom
Fitted with a modern suite comprising low level wc with countertop flush, wall mounted vanity unit with inset wash hand basin and fitted storage beneath, fully tiled shower cubicle with glass door, panel enclosed bath with hand held shower attachment, wall mounted stainless steel heated towel rail, part tiled walls, Amtico flooring, obscure glazed window to the side elevation.

Outside

Front Garden
A stepped pathway proceeding to the front door bordered on either side with a small area of sloping lawn, low level well maintained hedging to the front boundary, sleeper bed planted with a mixture of shrubs and seasonal flowers.

Rear Garden
The landscaped rear garden benefits from a southerly aspect and offers a generous paved patio area abutting the rear of the property offering a perfect space for outside dining and entertaining, circular gravelled pathway with central area of lawn is bordered with a range of sleeper beds planted with an array of shrubs and seasonal flowers. The garden also benefits from being part walled with a corner water feature, outside power and lighting.

Single Car Barn
19'7 x 11'4 (5.97m x 3.45m)
Accessed via the rear of the property with brick paved parking area to the front.

Agents Note
Please note there is yearly maintenance/communal charge of circa £1,015.68 (Further details available on request).

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.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://rushwittwilson.co.uk/privacy-policy

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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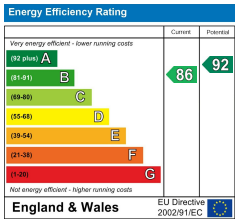

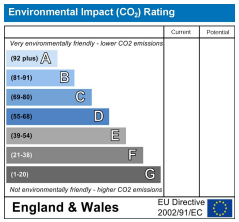

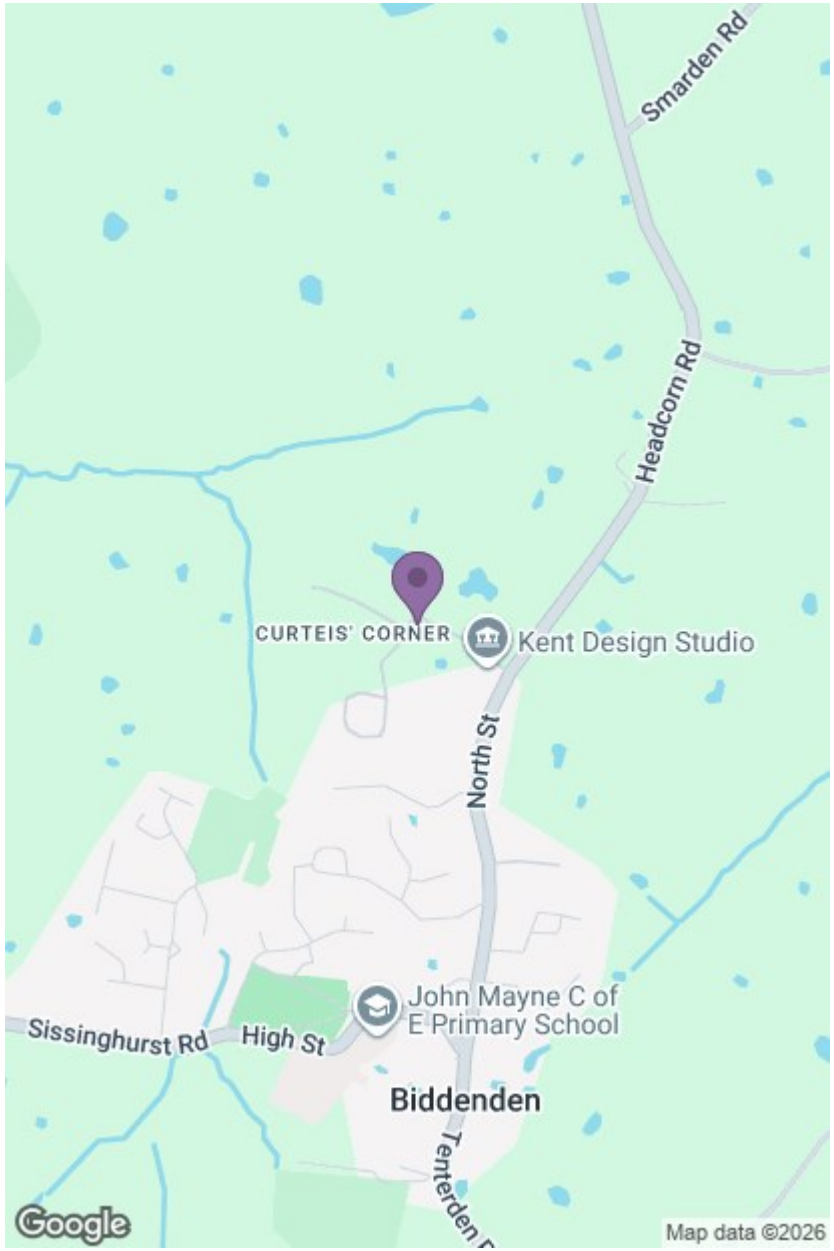

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