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'Little Meads' 31 Swan Street, Wittersham, Kent TN30 7PH
Guide Price £595,000 Freehold

Rush Witt & Wilson are pleased to offer this well presented detached bungalow with generous gardens believed to measure 0.35 of an acre (tbv) occupying a highly sought after lane location in the popular village of Wittersham.

The well proportioned and versatile accommodation comprises of an entrance porch, hallway, living room with feature fireplace and adjoining study area, dining room, kitchen/breakfast room, utility room, three double bedrooms and shower room.

Outside the property benefits from good sized established gardens to the rear, off road parking for number of vehicles, a detached garage with useful storage room above and further detached outbuilding.

The vendor's sole agents would advise early inspection to fully appreciate the merits of this fantastic bungalow. For further information and to arrange a viewing please call our Tenterden office on 01580 762927.

Entrance Porch
Part glazed entrance door and window to the side elevation, further window to the front, multipaneled glazed door opening through to:

Hallway
Part exposed floorboards, radiator, access to loft space, airing cupboard housing insulated hot water tank, doors off to the following:

Kitchen/Breakfast Room
18'2 x 12'2 (5.54m x 3.71m)
Fitted with a range of cream shaker style cupboard and drawer base units with complimenting wood block worksurface, tiled splashbacks, inset one and a half bowl ceramic sink with side drainer, space for range style cooker with extractor canopy above, integral dishwasher, space for low level fridge and freezer, fitted breakfast bar, two radiators, tiled flooring, range of windows to the side and front elevations, door through to study area/dining room, further door to:

Utility Room
7'9 x 6'1 (2.36m x 1.85m)
Fitted base cupboard unit with wood block worksurface over, inset stainless steel sink with side drainer, upright storage cupboard, floor standing oil fired boiler, radiator, tiled flooring, part glazed door allowing access onto the garden, further door through to:

Cloakroom/WC
Fitted with a white suite comprising low level wc, wash hand basin with countertop and tiled splashback, radiator, tiled flooring, obscure glazed window to the rear elevation.

Study Area
8'2 x 7'8 (2.49m x 2.34m)
Exposed floorboards, archway through to living room, further archway leading to:

Dining Room
11'8 x 7'9 (3.56m x 2.36m)
Double aspect with window to the rear elevation enjoying pleasant views down the garden, glazed patio doors to the side opening onto the patio, wood effect flooring, radiator.

Living Room
17'9 x 11'9 (5.41m x 3.58m)
Double aspect with large picture window to the rear elevation enjoying pleasant views down the garden, glazed door and windows to the wide elevation opening onto a covered seating area, exposed brick feature fireplace, two radiators.

Bedroom One
15' x 11'4 (4.57m x 3.45m)
Double aspect with window to the front and side elevations, fitted double wardrobe, two radiators.

Bedroom Two
11'9 x 11'1 (3.58m x 3.38m)
Window to the side elevation, fitted double wardrobe, radiator.

Bedroom Three
11'6 x 9'7 (3.51m x 2.92m)
Double aspect with windows to the front and side elevations, fitted double wardrobe, radiator.

Shower Room
Fitted with a white suite comprising vanity unit with low level wc, inset wash hand basin, range of fitted storage, large shower cubicle with sliding door, radiator, stainless steel heated towel rail, two obscure glazed windows to the side elevation.

Outside

Front Garden
Five bar gate opens to a generous gravelled driveway providing ample off road parking, proceeding down one side where there is a block paved driveway giving access to the detached garage. To the front is an area of lawn which leads down one side through to the rear garden.

Detached Garage
22'2 x 12'4 (6.76m x 3.76m)
Double doors to the front elevation, personal door to the side, windows to the side and rear elevations, light and power connected, automated staircase which allows access to a fully bordered loft storage space above.

Rear Garden
Of a good side and benefits from a southerly aspect with a generous block paved patio area abutting the rear of the bungalow offering perfect space for outside dining and entertaining, bordered by a range of beds planted with a mixture of shrubs and seasonal flowers, the rest of the garden is predominantly laid to lawn being interspersed with a selection of trees, mature shrubs and a small orchard area with a detached timber garden store and greenhouse.

Detached Outbuilding
15'3 x 8'7 (4.65m x 2.62m)
Double doors to the front elevation.

Agents Note
Council Tax Band – F

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.

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.

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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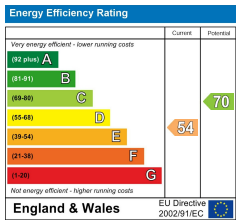

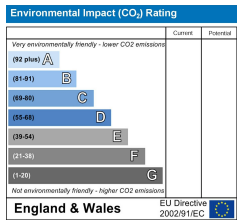

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