

**RUSH
WITT &
WILSON**



**17 Donsmead Drive, Northiam, East Sussex, TN31 6EQ.
£430,000 Guide Price Freehold**

A beautifully presented three bedroom detached family home located within a quiet residential area of Northiam Village. Newly constructed in 2016, this delightful home offers spacious, well balanced and low maintenance living accommodation arranged over two floors comprising a well-lit main living room, spacious kitchen/breakfast room with French doors to the rear garden, separate utility room and ground floor wc. To the first floor there are three double bedrooms with en-suite shower room to the master and a well appointed family bathroom suite. Externally the property enjoys a private and well tended rear garden, laid to lawn enjoying a variety of quiet seating areas. To the front offers ample off road parking and attached single garage. The property offers immediate access to network of excellent walking routes and is located within close proximity to the popular village amenities including two convenience stores, well regarded bakery and hardware store ,award winning doctors surgery, dentist and opticians. Further high street shopping is available both at the nearby Cinque Port towns of Tenterden and Rye.



Covered Entrance

Composite front door with viewing pane leading into:

Reception Hall

Wood effect LVT flooring, upvc window to side, radiator, tanned carpeted staircase with painted balustrade extending to first floor with cupboard below housing the consumer unit, door to:

Cloakroom/WC

Wood effect LVT flooring, push flush wc, pedestal wash basin, radiator.

Living Room

12'8 x 12'2 (3.86m x 3.71m)

Upvc window to front with radiator below.

Kitchen/Dining Room

18' x 9'3 (5.49m x 2.82m)

This room spans the whole width of property at the back, wood effect LVT flooring, upvc French doors and window, space for table and chairs, double radiator, fitted base and wall units with shaker style units which sit beneath wood effect laminated countertops, inset one and a half stainless bowl with drainer and tap, integrated Zanussi dishwasher, undermounted Electrolux oven, four ring gas burner, stainless steel extractor canopy and lighting, integrated fridge/freezer, above counter level power points,

Utility Room

5'4 x 8'4 (1.63m x 2.54m)

Wood effect LVT flooring, external part glazed door to side, base units with shaker style doors, laminated countertops, inset single stainless bowl with drainer and tap, floor unit housing the Logic combination gas boiler, plumbing for washing machine.

First Floor**Landing**

Window to side, access panel to loft, linen cupboard with slatted shelving.

Shower Room

5'6 x 6'9 (1.68m x 2.06m)

Wood effect LVT flooring, obscure upvc window to side, push flush wc, radiator and pedestal wash hand basin, large double walk-in shower enclosure with ceramic wall tiling, contemporary mixer with large rainfall head and rinser.

Master Bedroom

13' x 10'8 (3.96m x 3.25m)

Upvc window to front, radiator, internal door to:

En-Suite

5'9 x 6' (1.75m x 1.83m)

Wood effect LVT flooring, obscure upvc window to front, low level push flush wc, pedestal wash hand basin, radiator, corner shower enclosure with screen doors and mixer, ceiling light and extractor.

Bedroom Two

9'4 x 9'6 (2.84m x 2.90m)

Upvc window to rear, radiator.

Bedroom Three

8'2 x 9'4 (2.49m x 2.84m)

Upvc window to rear, radiator.

Outside**Front Garden**

Block paved driveway to the front providing off road parking for several vehicles and the driveway extends to an attached single garage, painted picket fence incorporating gate to front, decorative aggregate pathway, external lighting, flowering shrub borders and planted lavender.

Rear Garden

Privately enclose rear garden with an east facing orientation, level area of lawn enclosed by high level close-board fencing, pergola covered seating area to the far end, decorative aggregate seating area from the rear with planted bush roses, high level gate to the driveway, external tap.

Garage

Manual up and over door to the front.

Agents Note

Council Tax Band - E

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.

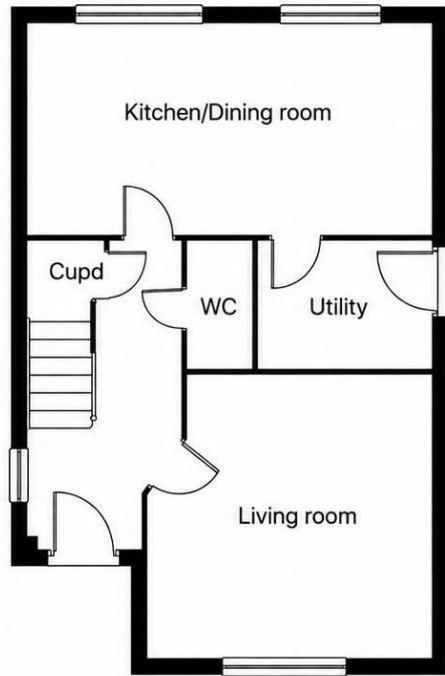
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with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

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

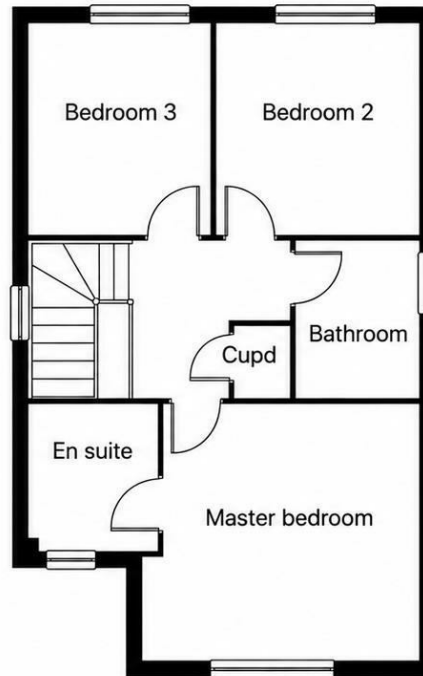
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Ground floor



First floor



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		94	(92 plus) A		
(81-91) B		83	(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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