

**RUSH
WITT &
WILSON**



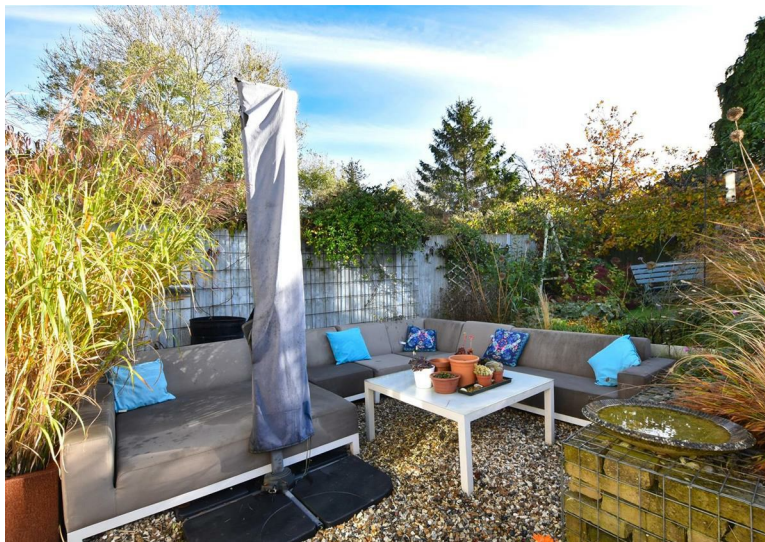
**11 Peacocks Way, Rye, TN31 7FD
Guide Price £545,000 Freehold**

CONTEMPORARY HOME ON POPULAR DEVELOPMENT

Rush Witt & Wilson area pleased to offer a substantial detached three storey home forming part of a popular residential development on the outskirts of Rye. The spacious and versatile accommodation is arranged over three floors comprising a large laundry/utility room with access to the garage and a cloakroom all on the ground floor. An L-shaped living/dining room on the first floor with direct access to the rear garden as well as a kitchen/breakfast room and bedroom/study. On the second floor there are three further bedrooms, one with an en-suite shower room and the family bathroom. There is underfloor heating throughout the first floor, hardstanding, driveway parking and integral garage. Low maintenance garden to the rear enjoying a southerly aspect.

The property benefits from double glazing and an air-source heat pump.

For further information or to arrange a viewing please contact our Rye Office 01797 224000.



Locality

Peacocks Way forms part of the Valley Park development on the edge of the ancient Cinque Port Town of Rye.

The town centre and railway station are within walking distance and offers services to the city of Brighton in the west and Ashford with connecting services on to London and the Continent. Rye offers a wide range of daily amenities to include the bustling high street where there is an array of specialist and general retail stores, supermarket, primary and secondary schooling, sports centre and indoor swimming pool. The town also boasts the famous cobbled Citadel, working quayside, weekly farmers' and general markets. Beautiful undulating countryside borders the town, containing many places of general and historic interest.

At nearby Rye Harbour there are mooring and launching facilities available and there is also access via a nature reserve to miles of open shingle beach which forms part of the stunning coastline of the Rye Bay.

Reception Hallway

13'5 x 5' (4.09m x 1.52m)

Light and airy reception area with door to the front, full height window to the side, stairs rising to the first floor.

Cloakroom

5'10 x 2'11 (1.78m x 0.89m)

Wash hand basin, low level wc.

Laundry/Utility Room

11'1 x 8'3 (3.38m x 2.51m)

High level window to the side, extensively fitted with a range of modern base unit and matching wall mounted cabinets, shelved upright unit, complimenting worktop with space and plumbing beneath for washing machine and tumble dryer, door to garage.

First Floor

Landing

Stairs rise from the reception area to a landing, double doors leading to:

Kitchen/Breakfast Room

17'1 x 10'1 (5.21m x 3.07m)

Extensively fitted with a range of modern cupboard and drawer base units and complimenting wall mounted cabinets, work surfaces with inset sink, inset five burner gas hob with extractor oven, glass back plate, upright unit housing double oven, further upright unit with integrated built-in fridge, integrated dishwasher, full height door to the front with Juliet balcony.

A crittall style glass wall with wide sliding door separates the kitchen/breakfast room from the living room.

Living Room

20'2 max x 18'8 (6.15m max x 5.69m)

L-shaped room with windows, double doors to the rear.

Bedroom

9'10 x 8'2 (3.00m x 2.49m)

Window to the front.

Second Floor

Landing

Built-in cupboard, access to loft space.

Bedroom

11'10 x 11'5 (3.61m x 3.48m)

Door and window to the rear with Juliet balcony, built-in double wardrobe.

En-Suite Shower Room

11'1 x 6'2 max (3.38m x 1.88m max)

Window to the rear, large walk-in shower cubicle, double wash basin, wc, heated towel rail, fully tiled, integral vanity units.

Bedroom

10'5 x 9'9 (3.18m x 2.97m)

Window to the front, built-in wardrobe.

Bedroom

9'10 x 7'11 (3.00m x 2.41m)

Window to the rear, built-in wardrobe.

Bathroom

6'5 x 5'5 (1.96m x 1.65m)

White suite comprising panelled bath with mixer tap, shower attachment and screen over, wash basin, wc, fully tiled, heated towel rail, illuminated wall cabinet.

Outside

Front of Property

Hardstanding and double width driveway for parking giving access to the integral garage.

Garage

19'1 x 7'5 (5.82m x 2.26m)

Up and over door to the front, light and power connected, secondary roller door to the front giving space for secure storage of bicycles etc.

Rear Garden

Thoughtfully landscaped comprising a paved terrace that abuts the rear of the property with further gravelled area and steps rising to an artificial lawn with established beds containing a variety of shrubs and plants, steps rising through a gabion wall to level artificial turfed garden, the whole enjoying a southerly aspect.

Agents Note

Council Tax Band - E

Management Estate Fee £154.73 half yearly

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.

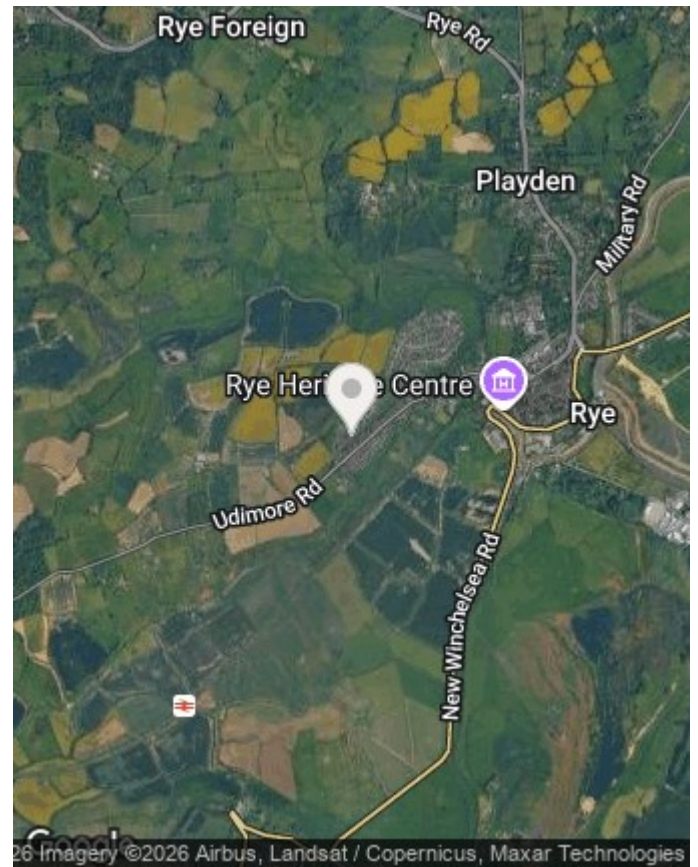
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>







TOTAL FLOOR AREA : 1613 sq.ft. (149.8 sq.m.) approx.
 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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



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