



## Rozelle Eatenden Lane, Netherfield

£550,000 Freehold

A spacious and versatile home set on a generous wrap-around 1/3 acre plot in Netherfield, offering flexible ground floor bedrooms, a bright kitchen/dining space overlooking the garden, garage and driveway parking, plus further potential to enhance and extend (subject to consent).



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This well-proportioned home offers adaptable accommodation arranged around a large central hallway, creating an immediate sense of space upon entry.

To the right sits a comfortable living room featuring a bay window overlooking the front garden and a gas fire, creating a warm focal point. Opposite, to the left of the hallway, is a generous double bedroom also enjoying a bay window and pleasant front garden views.

Positioned at the rear of the property is the kitchen/dining room. The kitchen is fitted with white wall and base units complemented by black laminate worktops and a stainless steel sink positioned beneath a window overlooking the rear garden. There is space for a washing machine, a gas oven and hob, and a useful pantry cupboard housing space for a fridge freezer. The boiler is neatly positioned within the corner, alongside additional storage. The dining area features an electric fire and enjoys attractive views over the garden.

A door from the kitchen leads into a useful rear porch area with worktop space and power for a tumble dryer, and a further door provides access to the garden.

Opposite the kitchen is a versatile office or snug space with stairs rising to the first floor. This room enjoys side-facing views and offers flexibility as a study, playroom or additional reception area.

Further along the hallway at the rear of the property is another double bedroom overlooking the garden. The principal bedroom benefits from sliding doors opening directly onto the rear garden, cream carpeting and pleasant outlooks.

The shower room is fitted with a black tiled floor, cream aqua-panelled walls, an open walk-in shower with electric shower and glass screen, chrome heated towel rail with its own immersion heater, white corner basin, white WC and chrome fittings with spotlighting.

Upstairs, accessed via the office/snug, is a useful additional bedroom area with two Velux windows overlooking the rear garden and access to loft storage. This space provides excellent potential for further development, subject to any necessary consents.

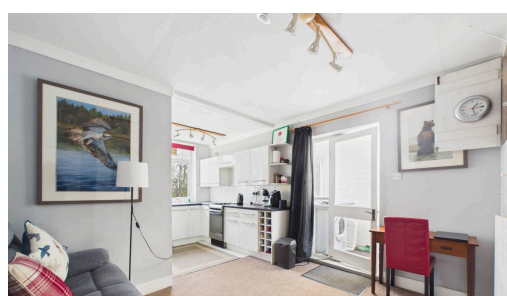
A driveway leads to the garage, which benefits from light and power, with additional parking available to the side. Lawn and mature planting border the driveway, and the garden wraps around the property, creating a generous and private plot.

To the rear is a patio area outside the principal bedroom, a shed, summer house and an expanse of lawn with mature planting and hedging.

The property benefits from gas central heating, immersion hot water, and a cesspit system with newly lined pipework, currently emptied approximately every two years.



- Spacious layout with large central hallway
- Flexible ground floor bedrooms
- Kitchen/dining room overlooking rear garden
- Living room with bay window and gas fire
- Principal bedroom with sliding doors to garden
- Upstairs bedroom with Velux and loft access
- Garage with light, power and driveway parking
- Wrap-around plot with mature planting
- Gas central heating and immersion system
- Excellent potential for further enhancement (subject to consent)





Floor 0 Building 1



Floor 1 Building 1



Approximate total area<sup>(1)</sup>

1108 ft<sup>2</sup>  
103 m<sup>2</sup>

Reduced headroom

97 ft<sup>2</sup>  
9 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 R/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0 Building 1



Floor 1 Building 1



Approximate total area<sup>(1)</sup>

1271 ft<sup>2</sup>  
118.1 m<sup>2</sup>

Reduced headroom

97 ft<sup>2</sup>  
9 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 R/1.5 m

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Floor 0 Building 2