



# MOLONEY & PARTNERS



13 CRICKETERS FIELD STAPLECROSS

## 13 CRICKETERS FIELD STAPLECROSS, NR. ROBERTSBRIDGE, EAST SUSSEX TN32 5QQ

AN IMMACULATEDLY PRESENTED MID TERRACE 2 BED HOUSE, CONVENIENTLY LOCATED IN THE CENTRE OF THE VILLAGE OFFERING CONTEMPORARY ACCOMMODATION, COMPRISING RECEPTION ROOM WITH OPEN FIRE, KITCHEN/DINING ROOM, 2 DOUBLE BEDS, BATH/SHOWER ROOM. ENCLOSED FRONT GARDEN, REAR DECKED TERRACE WITH EXCELLENT STORAGE. GFCH.

ACCOMMODATION LIST: RECEPTION ROOM, KITCHEN/DINING ROOM, REAR LOBBY, FIRST-FLOOR LANDING, TWO DOUBLE BEDROOMS, FAMILY BATHROOM. ENCLOSED FRONT GARDEN, DECKED REAR COURTYARD, LARGE TIMBER GARDEN STORE, ATTACHED STORES. GAS CENTRAL HEATING.



Pathway to:

Part obscure glazed UPVC front door with matching panel to side to:

**RECEPTION ROOM:** Large UPVC window to the front. Fireplace with basket for open fire on tiled hearth TV point. 3 spotlights. Under stairs storage cupboard. Stairs to the first floor with painted balustrade and hand rail. Opening to:

**KITCHEN/DINING ROOM:** Twin UPVC double glazed windows to the rear. Comprehensive fitted with ivory range of contemporary style base and wall units with roll edge granite effect worktop over, inset with one and a half bowl single drainer stainless steel sink unit. Leisure Rangemaster dual fuel range style cooker with Smeg extractor over. Tiled splash backs, over worktop lighting. Space for dishwasher and plumbing for washing machine. Corner carousel unit, drawer pack. Space for upright fridge freezer. Two four light spot tracks TV point. Space for dining table. Tiled floor.

**REAR LOBBY:** Part glazed UPVC door leading out to the decked terrace with window alongside. Extensive storage. Tiled floor.

Stairs to:

**FIRST-FLOOR LANDING:** Matching pine panelled doors to all rooms. Loft hatch.

**BEDROOM ONE:** Large UPVC double glazed window to the front. Wall-to-wall range of four sliding mirror doored wardrobe cupboards with hanging rails and shelves. TV point.

PRICE GUIDE **£269,000**



**BEDROOM TWO:** UPVC double glazed window to the rear. Double sliding mirror doored wardrobe cupboard housing Ravenheat gas-fired boiler servicing central heating and hot water with hanging rails and shelves.

**BATH/SHOWER ROOM:** Two obscure glazed UPVC windows to the rear. Fitted with white suite comprising WC, pedestal mounted wash hand basin & panelled bath with telephone shower over, shower curtain to side. Wood effect laminate floor.

**OUTSIDE:** The property is accessed from a pathway with a wooden pedestrian gate and path leading to the front door. The front garden is fully enclosed, hedged and fenced to all sides with screened bin store and an area of level lawn. To the rear of the property, also accessed by a footpath is a raised pergola covered decked courtyard garden with large timber garden store and 2 further stores to the rear of the house.

**SERVICES:** All main services are connected. Gas-fired central heating.

**FLOOR AREA:** 78 m<sup>2</sup> ( 840 ft<sup>2</sup>) Approx.

**EPC Rating:** D

**COUNCIL TAX BAND:** C

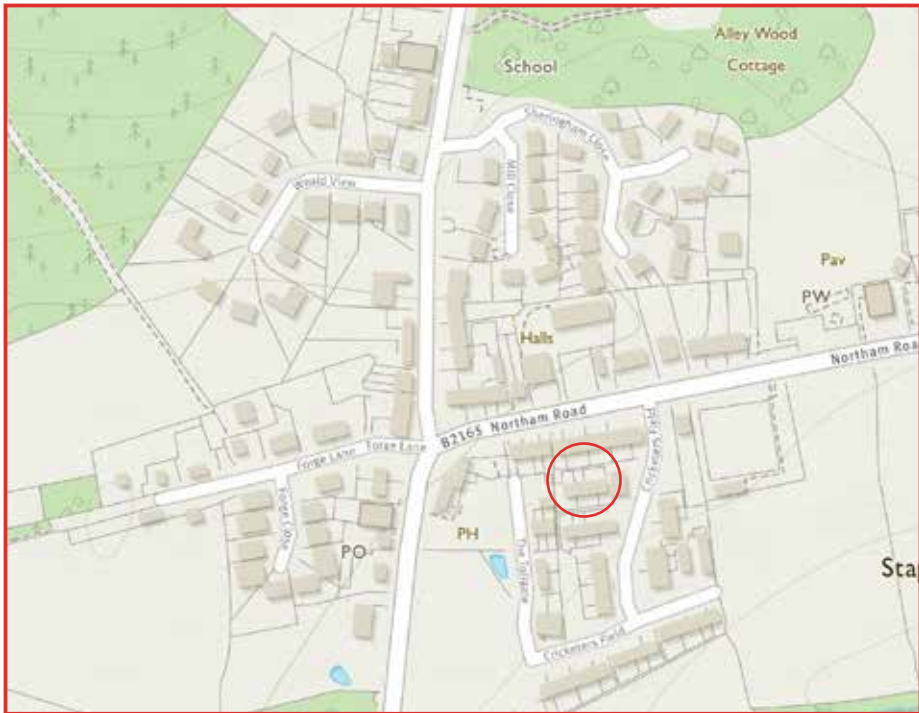
**LOCAL AUTHORITY:** Rother District Council

**DIRECTIONS:** From the A21 travelling south, continue over the Johns Cross roundabout, taking the next left turning, signposted Staplecross and Rye, B2089. Continue to the junction, turn left to Staplecross. On entering the village, with the village shop & PO on the left and the Cross Inn on the right follow the road round the bend taking the right turn into Cricketers Field. No 13 will be found on the right, accessed by the footpath.

**WHAT3WORDS (Location):** ///playful.lawn.inspected

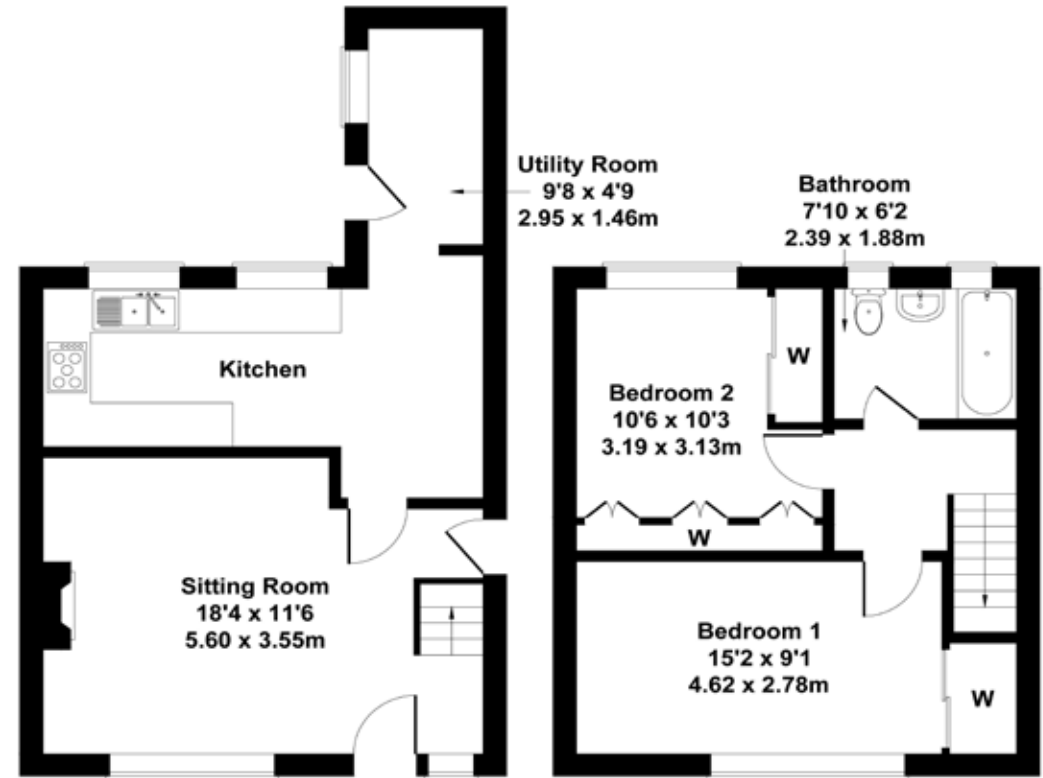
**TRANSPORT LINKS:** For the commuter, Battle and Robertsbridge stations provide services via Tonbridge to London Charing Cross, whilst Ashford International provides a fast service to St. Pancras and Europe. The Motorway network (M25) can be easily accessed at Junction 5 via the A21 (at Sevenoaks).

**VIEWING:** All viewings by appointment through our office.



**IMPORTANT NOTICE:** Moloney and Partners provides these particulars in good faith for guidance purposes only. The vendors of the property have supplied to us the aforementioned measurements of garden, and/or land sizes. We wish to stress that Moloney and Partners, whilst able to digitally measure land sizes, takes no responsibility for any errors or omissions incurred as a result of this process. We strongly encourage purchasers to satisfy themselves that the particulars contained herein are accurate prior to entering into negotiations and/or incurring any professional costs. Please note that we have not conducted a structural survey of the property nor have we tested any of the heating, drainage, services, fittings or sanitary items in this property.

# 13 Cricketers Field



**GROUND FLOOR**

**FIRST FLOOR**

Not to Scale.  
For Illustrative Purposes Only.



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