



MOLONEY COUNTRY PROPERTY



25 DONSMEAD DRIVE NORTHIAM



25 DONSMEAD DRIVE, NORTHIAM, EAST SUSSEX TN31 6EQ

A VERY WELL PRESENTED DETACHED FOUR BEDROOM HOUSE CONSTRUCTED IN 2017 WITH REMAINING NHBC, LOCATED IN A QUIET LOCATION ADJOINING WOODLAND AND COUNTRYSIDE WALKS. CONVENIENT FOR VILLAGE AMENITIES. FITTED KITCHEN/BREAKFAST ROOM WITH DOORS TO THE GARDEN, SEPARATE UTILITY. SITTING ROOM & DINING ROOM. MASTER BEDROOM WITH EN-SUITE SHOWER. GARAGE WITH FURTHER PARKING. PRIVATE ESTABLISHED GARDENS.

ACCOMMODATION LIST: ENTRANCE HALL, LOUNGE, KITCHEN/BREAKFAST ROOM, UTILITY ROOM, WC, DINING ROOM. FIRST FLOOR LANDING, DOUBLE BEDROOM WITH ENSUITE, THREE FURTHER DOUBLE BEDROOMS, BATHROOM. DRIVEWAY WITH GARAGE, ATTRACTIVE REAR GARDEN WITH PATIO AND ADDITIONAL SEATING AREA UNDER PERGOLA, MATURE SHRUBS AND TREES. GAS FIRED CENTRAL HEATING.



Front door with inset obscure panel with canopy over leading to:

ENTRANCE HALL: Bright and spacious, matching doors to all rooms, wooden floor, stairs to first floor.

KITCHEN/BREAKFAST ROOM: UPVC window overlooking rear garden, patio doors to paved patio area. Fitted with a range of grey laminate wall and base units, worktop over inset with sink and hob, built-in fridge freezer. Wooden flooring and inset LED lighting. Door to:

UTILITY ROOM: Fitted with a range of base units, with plumbing for washing machine. Door to rear patio area and door to:

WC: UPVC obscure glazed window. Fitted with white suite comprising of WC and pedestal hand basin.

SITTING ROOM: UPVC window to the front, TV point.

DINING ROOM: UPVC window overlooking front garden, ample room for large dining table.

Stairs to first floor landing:



PRICE GUIDE £ 565,000



MASTER BEDROOM: UPVC window to rear, fitted wardrobes, door to:

EN-SUITE BATHROOM: Fitted with white suite comprising WC, pedestal sink, shower and chrome heated towel rail.

FAMILY BATHROOM: UPVC window to rear garden. Fitted with modern white suite comprising WC, pedestal sink and bath. Part tiled walls.

BEDROOM: UPVC window to front, space for wardrobe and dressing table/desk.

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OUTSIDE: The property is approached via a pathway to front door, with off road parking and garage to the side. The good size rear garden features a paved patio an area laid to lawn surrounded with trees and shrubs, and a pergola with seating area.

SERVICES: Mains electricity, water and gas are connected. Gas central heating.

FLOOR AREA: 109.6m² (1,180 ft²) Approx.

EPC RATING: 'B'

LOCAL AUTHORITY: Rother District Council.

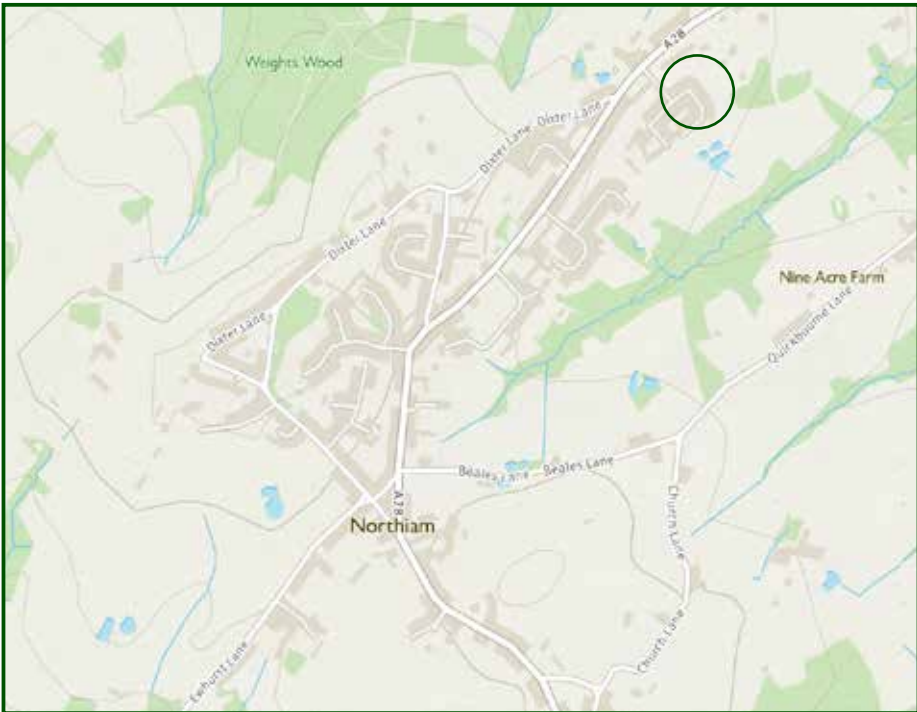
COUNCIL TAX BAND: 'E'

TENURE: Freehold

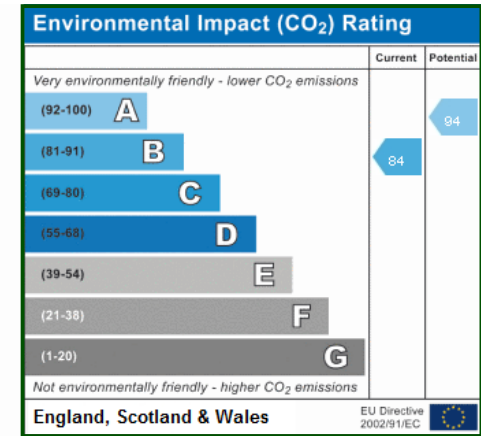
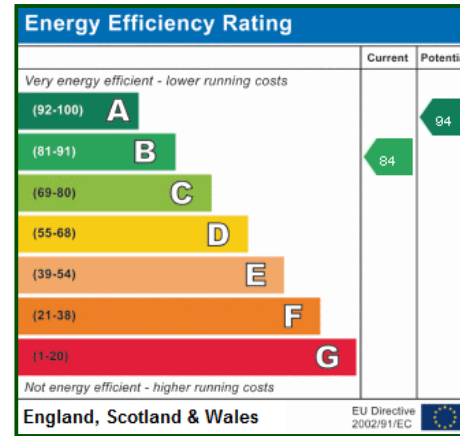
TRANSPORT LINKS: For the commuter Robertsbridge and Battle stations provide services via Tonbridge to London Charing Cross, Waterloo & Cannon Street. The Motorway network (M25) can be easily accessed at Junction 5 via the A21 (at Sevenoaks).

DIRECTIONS: From the A28 travelling through Northiam in a southerly direction turn left into Donsmead Drive, at the T junction turn left proceed a short distance and No 25 will be found on the left-hand side.

VIEWING: All viewings by appointment only. A member of our team will conduct all viewings, whether or not the vendors are in residence.



IMPORTANT NOTICE: Moloney Country Property 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 Country Property 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.

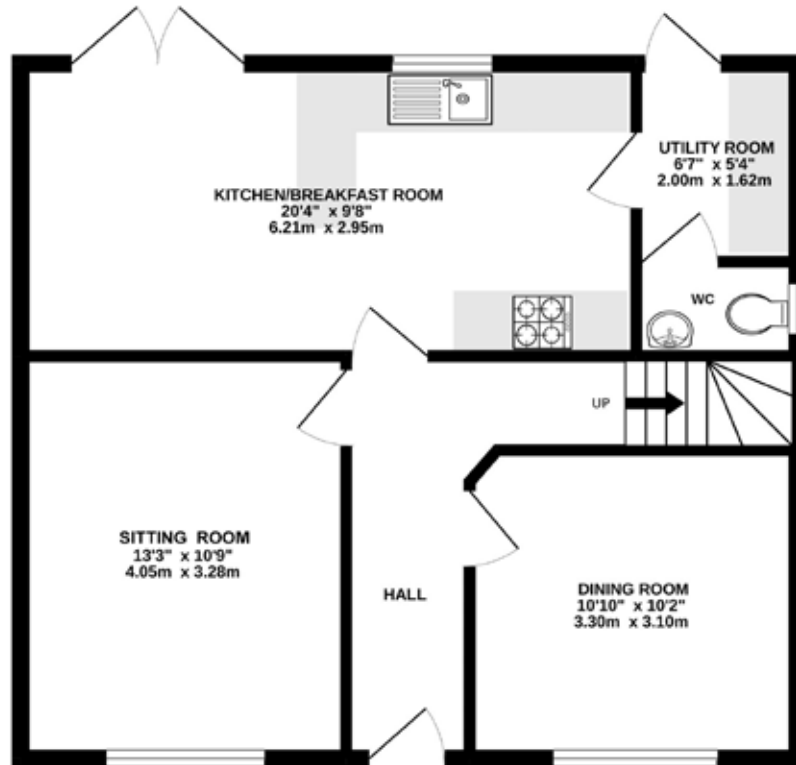


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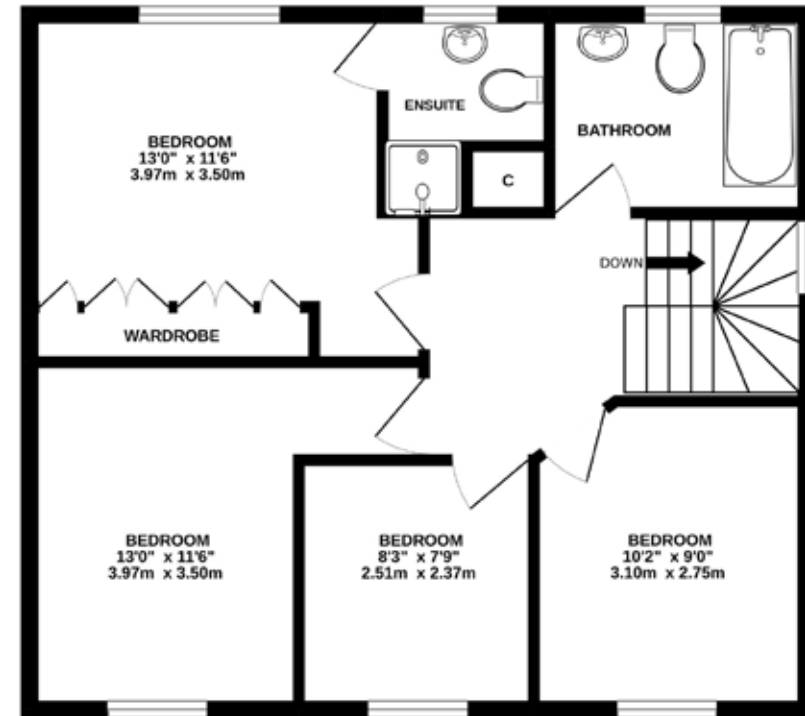
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GROUND FLOOR



1ST FLOOR



25 DONSMEAD DRIVE

TOTAL FLOOR AREA : 1180 sq.ft. (109.6 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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