



MOLONEY COUNTRY PROPERTY



21 NORTHRIDGE NORTHIAM



21 NORTHRIDGE, NORTHIAM, EAST SUSSEX TN31 6PG

A WELL PRESENTED 4/5 BED BUNGALOW LOCATED IN A SOUGHT AFTER LOCATION, CONVENIENT FOR ALL LOCAL VILLAGE AMENITIES. HAVING BEEN PREVIOUSLY EXTENDED TO PROVIDE SPACIOUS, VERSATILE ACCOMMODATION, 2/3 RECEPTION ROOMS, KITCHEN WITH SEPARATE UTILITY AREA & EN-SUITE MASTER BEDROOM. ORP, ENCLOSED MATURE REAR GARDEN, GFCH.

ACCOMMODATION LIST: ENTRANCE HALL, INNER HALL, SITTING ROOM, DINING ROOM, STUDY/BEDROOM, KITCHEN, UTILITY ROOM, MASTER BEDROOM WITH EN-SUITE SHOWER ROOM, 3 FURTHER DOUBLE BEDROOMS, BATHROOM, SEPARATE WC. FRONT GARDEN, BLOCK PAVED DRIVEWAY, ENCLOSED REAR GARDEN, PERGOLA COVERED TERRACE, 2 TIMBER GARDEN STORES. GAS CENTRAL HEATING.



Steps up to part obscure glazed UPVC front door with matching panel to side to:

ENTRANCE HALL: Double bi-folding doored storage cupboards. Cloaks hooks. Vinyl floor. UPVC double glazed door with matching panel to side to:

INNER HALL: Matching doors to all rooms. Coved ceiling. Wooden floor. Two storage cupboards. Opens to dining room and to:

SITTING ROOM: UPVC double glazed French doors with casement grill & matching windows to side, enjoying views over the rear garden. Stone fire surround with matching shelves and display areas to side on stone hearth. Coved ceiling. TV point.

Hall opens to:

DINING ROOM: UPVC double glazed window with casement grill to the front. Coved ceiling. Door to:

STUDY/BEDROOM: UPVC double glazed window with casement grill to the front. Coved ceiling.

BEDROOM: UPVC double glazed window with casement grill to the front. Coved ceiling. Two double doored wardrobe cupboards with hanging rails and shelves.

O.I.E.O. £ 505,000



KITCHEN: UPVC double glazed door with matching window alongside to the rear. Fitted with range of wood effect base and wall units with laminate worktop over, inset with single bowl, single drainer stainless steel sink unit. New World four ring gas hob with concealed extractor over. AEG electric oven set in housing unit with cupboards below and above. Tiled floor, tiled splash-backs. Four light spot track. Space for upright fridge/freezer.

UTILITY AREA: Matching range of base and wall units with matching worktops over. Space for washing machine and tumble dryer. Tiled splash-backs. Full height shelved cupboard. Door to:

MASTER BEDROOM: UPVC double glazed French doors leading out to the rear garden with matching windows to both sides, with casement grill. Coved ceiling. Door to:

EN-SUITE SHOWER ROOM: Obscure UPVC double glazed window with casement grill to the side. Fitted with white suite comprising wash basin set into double doored storage unit, high level WC, shower cubicle with glass surround. Tiled walls. Ladder style heated towel rail. Vinyl floor.

BEDROOM: UPVC double glazed window with casement grill to the front. Coved ceiling.

BEDROOM: UPVC double glazed window with casement grill to the side. Coved ceiling. TV point.

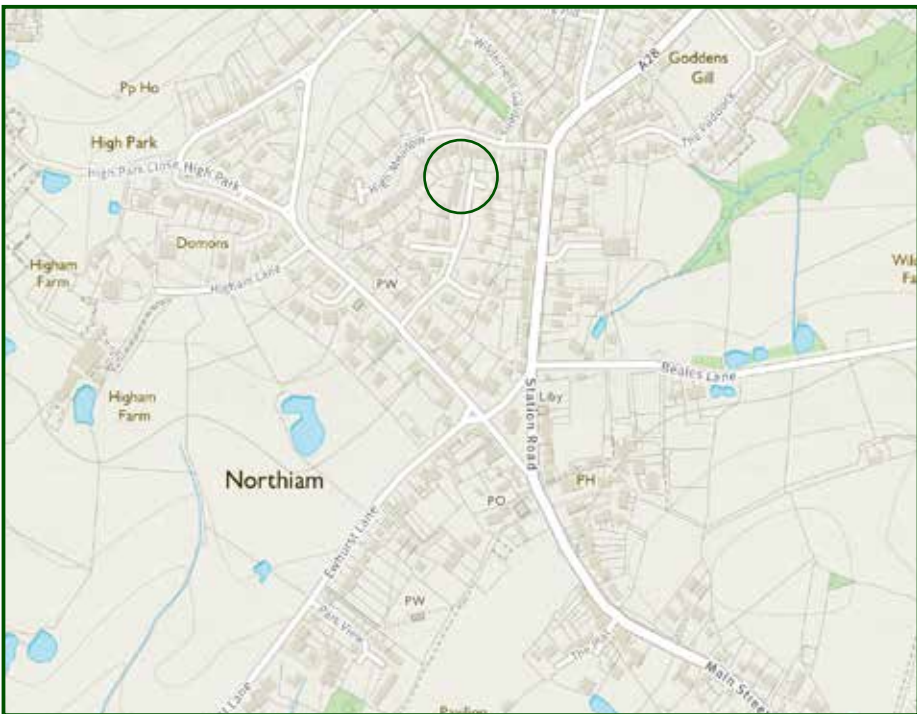
SEPARATE WC: Fitted with white WC with wooden seat. Part tiled walls with mosaic dado tile. Coved ceiling. Tiled floor. Extractor.

BATHROOM: Velux skylight. Fitted with white suite, comprising WC, pedestal wash hand basin, tile panelled bath. Mosaic dado tile. Coved ceiling. Shelved recess. Tiled floor.



OUTSIDE: The property is approached from the road over brick paved driveway providing parking. The front garden is paved with planted borders, a gate gives access to the side garden with large timber store. A brick paved pathway opens out to the fully enclosed rear garden with a large pergola covered paved terrace and planted beds and borders. A central pathway with areas of lawn to both sides leads to a second timber garden store and gated storage/compost area. Outside tap, outside lights.

Cont.



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.

SERVICES: All mains services are connected, gas fired central heating (boiler located in the loft).

FLOOR AREA: 146 m² (1,570 ft²) Approx.

EPC RATING : 'C'

LOCAL AUTHORITY: Rother District Council.

COUNCIL TAX BAND: 'E'

TENURE: Freehold

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

DIRECTIONS: Travelling north on the A28 through Northiam, turn left into Dexter Road, (signposted Great Dexter). Take the second right turn into Northridge. Follow the road to the end and No 21 will be found on the left.

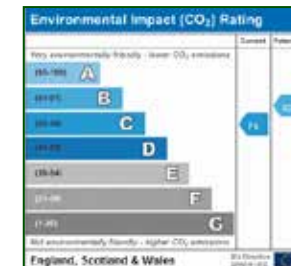
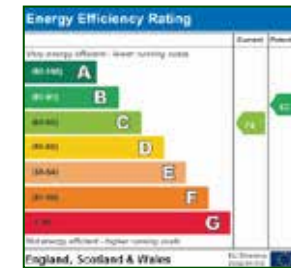
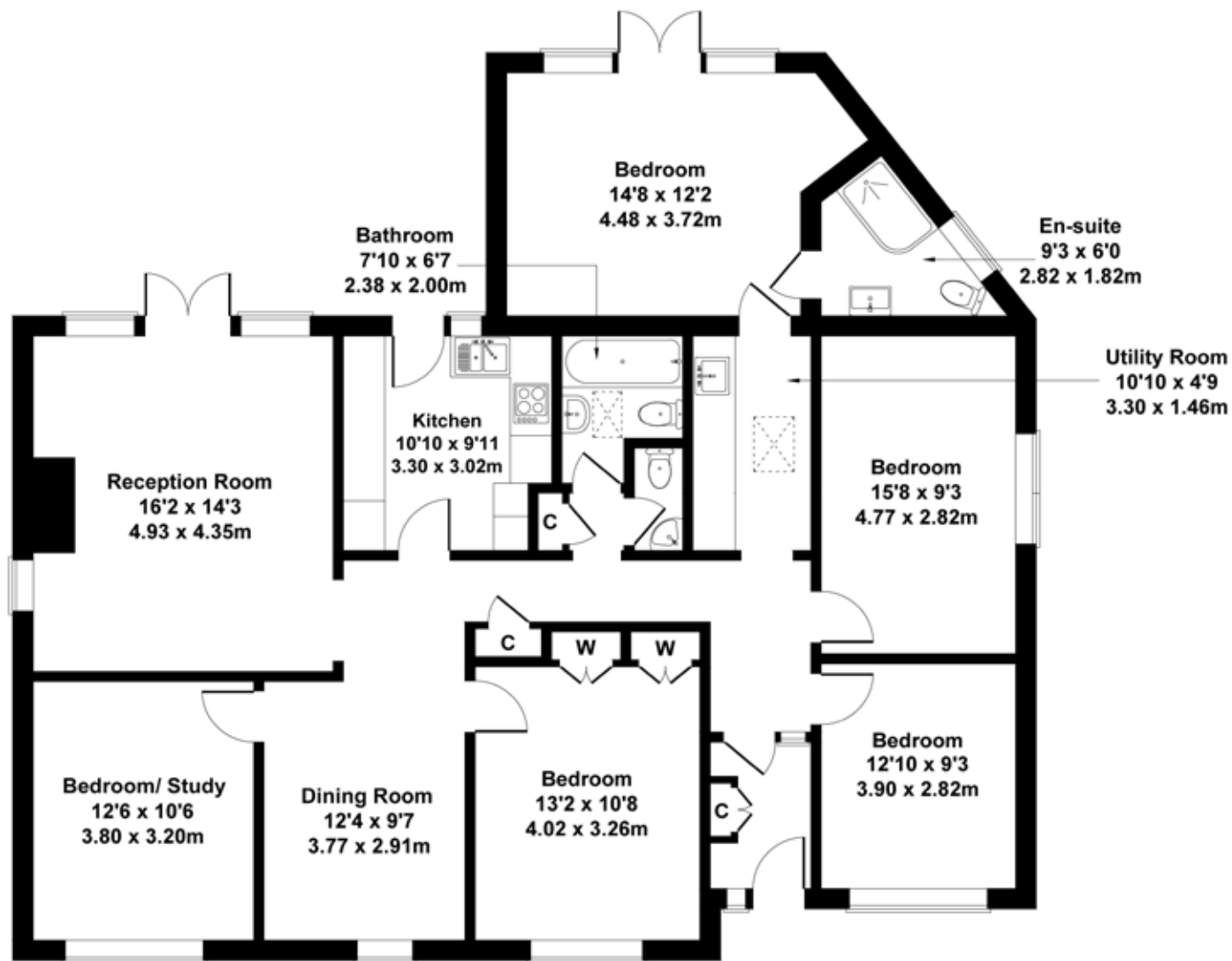
What3Words (Location): [///quilting.sectors.yacht](https://www.what3words.com/#!/en////quilting.sectors.yacht)

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

MOLONEYCOUNTRYPROPERTY.COM

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