



Moloney
COUNTRY PROPERTY



14 CRICKETERS FIELD NORTHIAM

14 CRICKETERS FIELD, NORTHIAM, RYE, EAST SUSSEX. TN31 6FA

A DETACHED THREE BEDROOM HOUSE CONSTRUCTED IN 2017 WITH REMAINING NHBC, LOCATED IN A POPULAR RESIDENTIAL LOCATION, ADJOINING WOODLAND AND COUNTRYSIDE WALKS, CONVENIENT FOR VILLAGE AMENITIES. LIGHT & AIRY ACCOMMODATION INCLUDING SITTING ROOM, FITTED KITCHEN/DINING ROOM WITH DOORS OUT TO THE GARDEN & SEPARATE UTILITY ROOM. MASTER BEDROOM WITH EN-SUITE SHOWER ROOM, FAMILY BATH/SHOWER ROOM & DOWNSTAIRS CLOAKROOM. ATTACHED SINGLE GARAGE WITH PAVED PARKING. GOOD SIZE, FULLY ENCLOSED REAR GARDEN WITH FURTHER SIDE AND FRONT GARDENS. GFCH.

ACCOMMODATION LIST: ENTRANCE HALL, CLOAKROOM, SITTING ROOM, KITCHEN/DINING ROOM, UTILITY ROOM. LANDING, BEDROOM ONE WITH EN SUITE SHOWER ROOM, 2 FURTHER BEDROOMS, FAMILY BATH/SHOWER ROOM. FRONT, SIDE & REAR GARDENS, ATTACHED GARAGE WITH PARKING. GFCH.



Paved path to:

Composite front door to:

ENTRANCE HALL: Double glazed window to side. Turn staircase with painted balustrade and handrail to the first floor, under stairs storage cupboard. Tile effect floor

CLOAKROOM: Fitted with white suite comprising WC, corner pedestal hand basin with tiled splashback. Extractor. Matching tile effect floor.

SITTING ROOM: Double glazed leaded light window to the front. TV point.

KITCHEN/DINING ROOM: Double glazed window enjoying views over the rear garden, French doors leading out to the rear paved terrace. Fitted with range of wood effect base and wall units with square edge worktop over, inset with 1 1/2 bowl single drainer, stainless steel sink unit. Electrolux gas hob with matching oven below & AEG extractor over, stainless steel splashback. Integrated larder fridge with freezer below, Zanussi integrated dishwasher. Peninsula breakfast bar. Matching tile effect floor. Space for dining table. Door to:

GUIDE PRICE £470,000



UTILITY ROOM: Part double glazed door leading out to the side pathway. Fitted with matching base and wall units with matching worktop over, inset with single bowl, single drainer stainless steel sink unit. Plumbing for washing machine, space for tumble dryer. Cupboard housing Ideal Logic gas fired combination boiler. Matching tile effect floor.

Turned staircase with double glazed window to side to:

FIRST FLOOR LANDING: Matching doors to all rooms. Loft hatch. Shelved storage cupboard.

BEDROOM ONE: Double glazed leaded light window to the front. TV point. Door to:

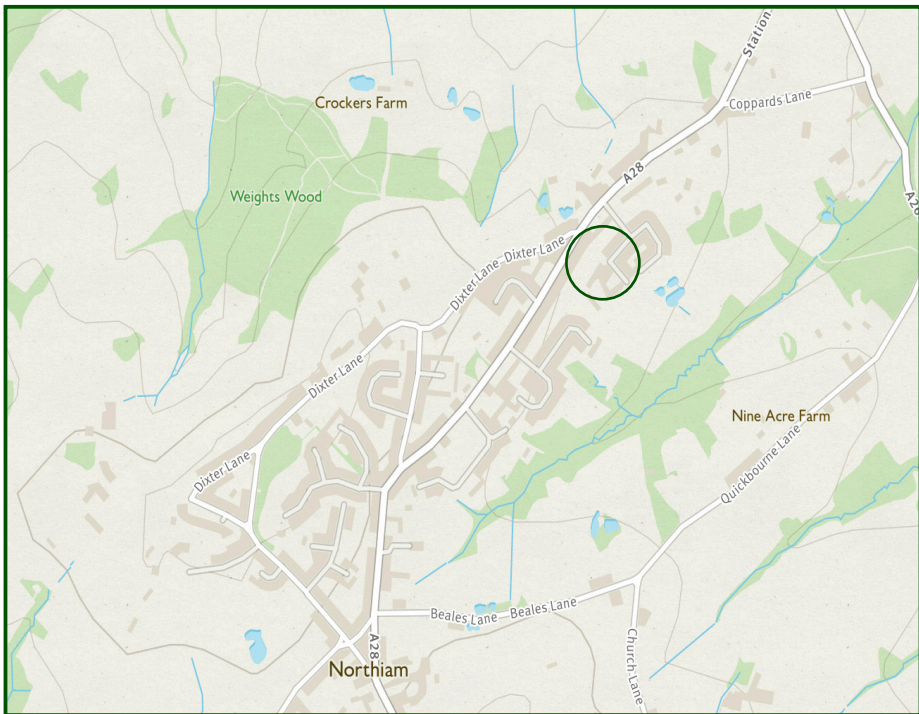
EN-SUITE SHOWER ROOM: Double glazed leaded light window to the front. Fitted with white suite comprising WC, pedestal hand basin with tiled splashback & tiled corner shower cubicle with glass sliding door. Vinyl floor. Extractor.

BEDROOM TWO: Double glazed window to the rear.

BEDROOM THREE: Double glazed window to the rear.

BATH/SHOWER ROOM: Obscure double glazed window to the side. Fitted with white suite comprising WC, pedestal hand basin & panelled bath set into tiled surround with Mira shower over, glass shower screen to side. Extractor.

OUTSIDE: The property is approached from the road over a driveway providing parking and giving access to the attached single garage. The excellent plot enjoys gardens to the front and side with a good size L-shaped, fully enclosed garden to the rear with paved terrace, accessed by gates to both sides.



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.

FLOOR AREA: 88.5m² (953ft²) approx.

EPC Rating: 'B'

COUNCIL TAX BAND: 'E'

LOCAL AUTHORITY: Rother District Council

TENURE: Freehold

TRANSPORT LINKS: For the commuter Rye railway station provides a service eastwards, via Ashford International to St. Pancras in London and to Europe, whilst London Bridge, Waterloo, Charing Cross and Cannon Street can be accessed via the Hastings line to the west at Battle, Robertsbridge or Etchingham to the north.

The Motorway network (M20) can be easily accessed at Junction 9 or 10 near Ashford or Junction 5 (M25) near Sevenoaks via the A21.

DIRECTIONS: Travelling South on the A28 through Northiam, turn left into Donsmead Drive, at the 'T' junction turn right, No. 14 will be found on the right hand side just beyond Seven Acre View on the left.

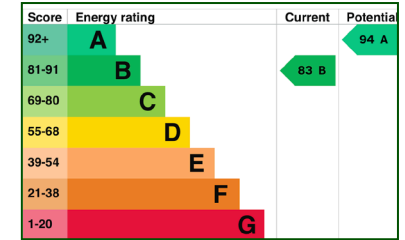
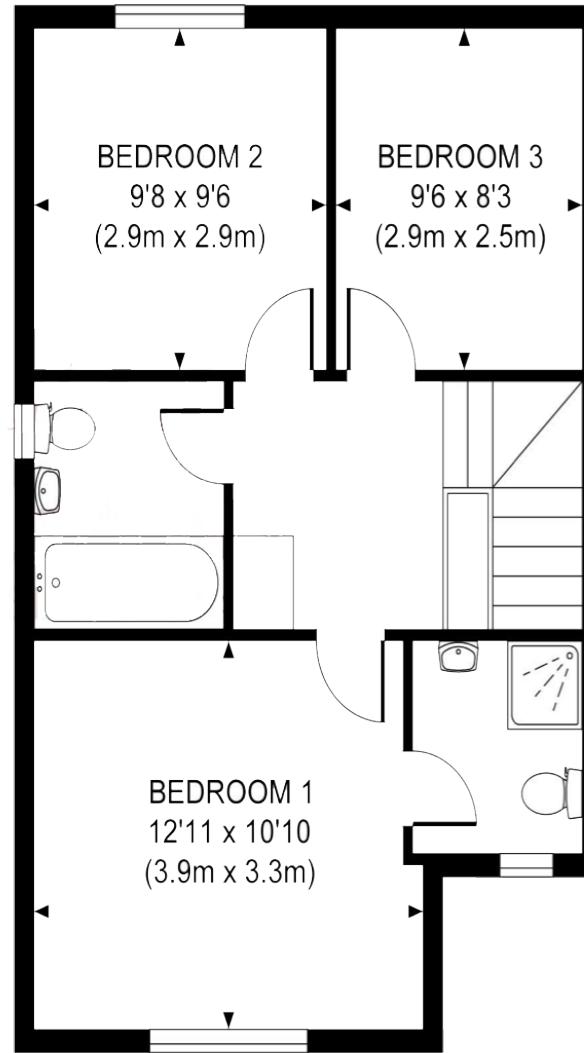
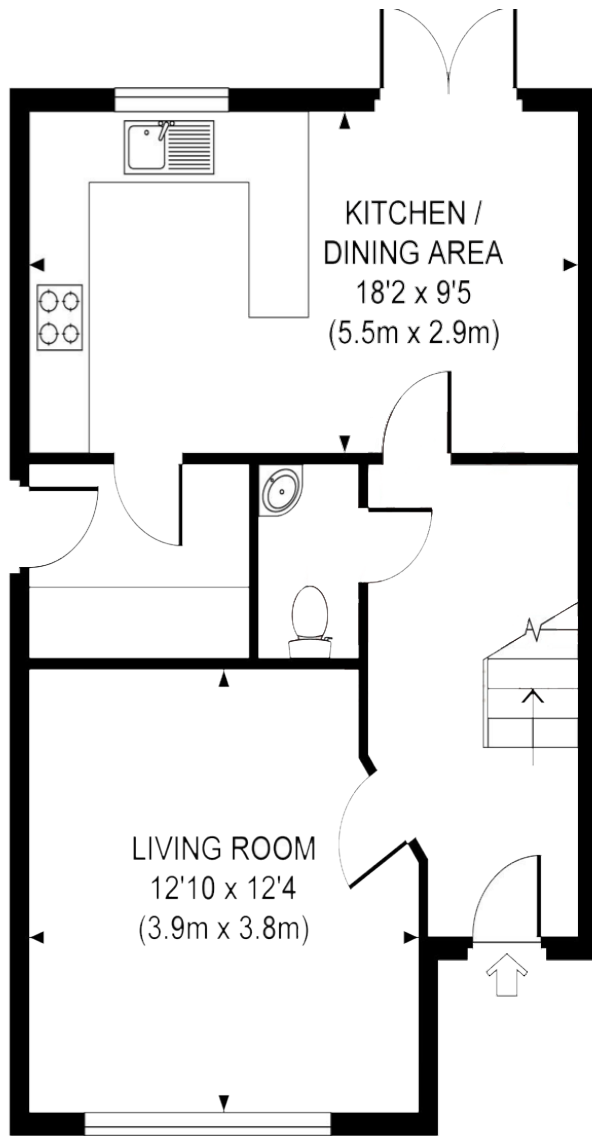
What3Words (Location): ///firewall.vocally.puppets

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

MOLONEYCOUNTRYPROPERTY.COM

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