



Moloney
COUNTRY PROPERTY



20 CRICKETERS FIELD NORTHIAM

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

AN IMMACULATLY PRESENTED, THREE BED SEMI-DETACHED HOUSE, SITUATED IN A SOUGHT AFTER LOCATION, CLOSE TO WOODLAND AND COUNTRYSIDE WALKS, WITHIN EASY ACCESS OF VILLAGE AMENITIES. CONSTRUCTED IN 2017 WITH 3 YEARS NHBC REMAINING. ACCOMMODATION ARRANGED OVER 3 FLOORS INCLUDES SITTING ROOM, KITCHEN/DINING ROOM WITH PLANNING PERMISSION TO EXTEND, ALONG WITH A SECOND FLOOR MASTER BEDROOM WITH EN-SUITE POTENTIAL & 1ST FLOOR EN-SUITE BEDROOM. THE PROPERTY ENJOYS AN ENCLOSED REAR GARDEN WITH PAVED TERRACE FOR AL-FRESCO DINING, AND A PRIVATE DRIVEWAY PROVIDING OFF ROAD PARKING. **GFCH.**

ACCOMMODATION LIST: ENTRANCE HALL, CLOAKROOM, SITTING ROOM, KITCHEN/DINING ROOM, 1ST FLOOR LANDING, BEDROOM WITH EN-SUITE SHOWER ROOM, BEDROOM 2, FAMILY BATHROOM, INNER LANDING, 2ND FLOOR MASTER BEDROOM. FRONT GARDEN, DRIVEWAY TO THE SIDE PROVIDING PARKING, ENCLOSED REAR GARDEN WITH PAVED TERRACE, TIMBER GARDEN STORE. GAS FIRED CENTRAL HEATING.



Front door to:

ENTRANCE HALL: Oak flooring. Stairs to the first floor. Matching doors to both rooms.

CLOAKROOM: Obscure glazed window to the front. Fitted with white suite comprising WC, pedestal hand basin with tiled splashback. Oak flooring

SITTING ROOM: Window to the front. Painted panelled wall. TV point. Oak engineered wood floor. Under stairs storage cupboard.

KITCHEN/DINING ROOM: Window enjoying views over the rear garden with French doors leading out to the rear paved terrace. Fitted with range of pale grey base and wall units with square edge wood effect worktop over, inset with single bowl, single drainer stainless steel sink unit. Gas hob with stainless steel splashback, AEG extractor over, Electrolux oven below. Space for washing machine, space for upright fridge freezer. Metro tiled splashback. Ideal Logic gas fired boiler. Space for dining table.

Agents Note: Planning permission, RR/2024/446/P, has been granted for the construction of a single storey rear extension.

GUIDE PRICE £385,000



Stairs To First Floor:

LANDING: Matching doors to all rooms. Inset ceiling lights.

BEDROOM: Window to the rear. Door to:

EN-SUITE SHOWER ROOM: Fitted with white suite comprising WC, pedestal hand basin, tiled shower cubicle with bifold door. Inset ceiling lights. Wood effect floor. Metro tiled walls. Extractor.

BEDROOM: Window to the front.

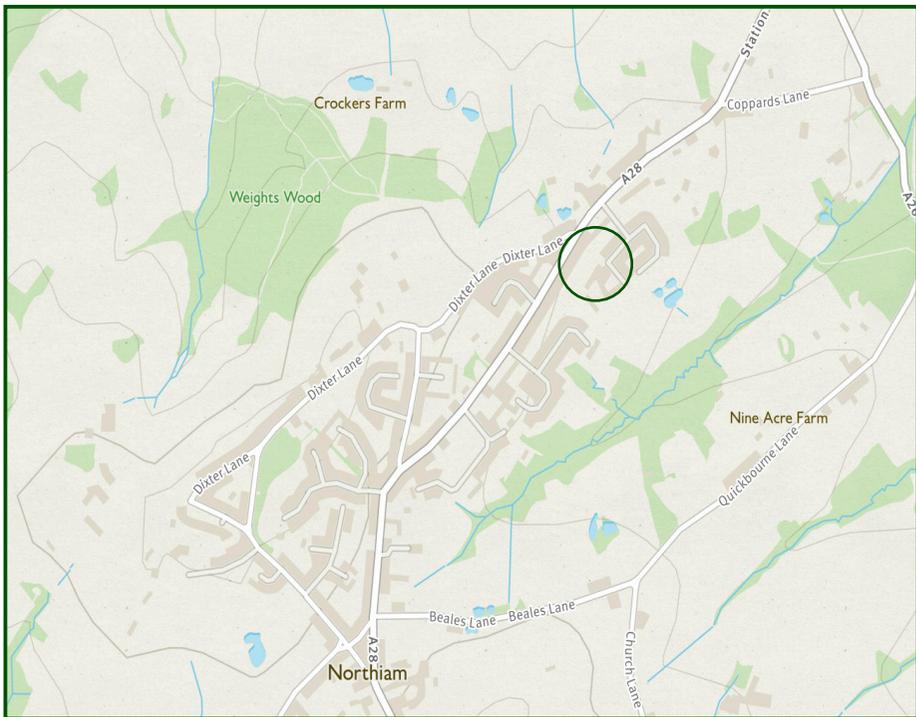
FAMILY BATHROOM: Obscure glazed window to side. Fitted with white suite comprising WC, pedestal hand basin & panelled bath set into tiled surround. Wood effect vinyl floor. Inset ceiling lights, extractor.

Door to:

INNER LANDING: Window to the front. Corner shelved linen cupboard. Inset ceiling lights. Stairs to:

SECOND FLOOR MASTER BEDROOM: Velux window to the rear. Painted panelled wall. Two bedside wall light points, inset ceiling lights. Eaves storage space. Potential for the creation of an en-suite.

OUTSIDE: The property is approach over a brick paved driveway providing parking with gate giving access to the rear garden. A pedestrian gate with paved pathway leads to the front door with a picket fenced, Laurel hedged front boundary. The rear garden is fully enclosed with fenced and hedged boundaries, good sized split level paved terrace for alfresco dining and an area of level lawn with planted beds. Timber store.



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: 79 m² (850 ft²) approx.

EPC Rating: 'B'

COUNCIL TAX BAND: 'C'

LOCAL AUTHORITY: Rother District Council

TENURE: Freehold

SERVICE CHARGE: £351.70 per annum

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. 20 will be found on the right hand side just beyond Seven Acre View on the left.

What3Words (Location): ///minerals.relishes.damage

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

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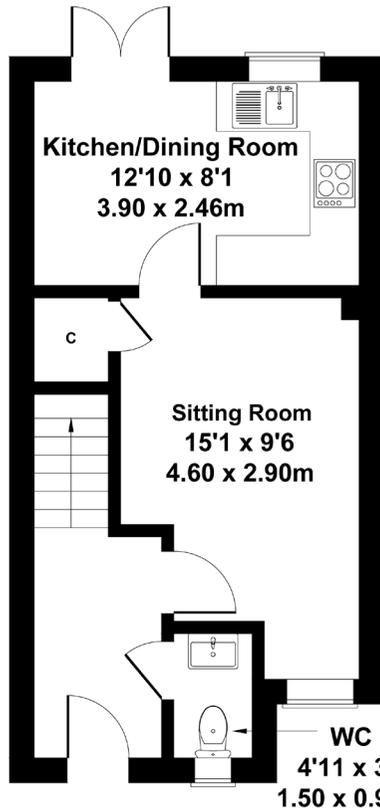
EMAIL: SALES@MOLONEYCOUNTRYPROPERTY.COM

TELEPHONE: 01797 253000 or 01580 212828

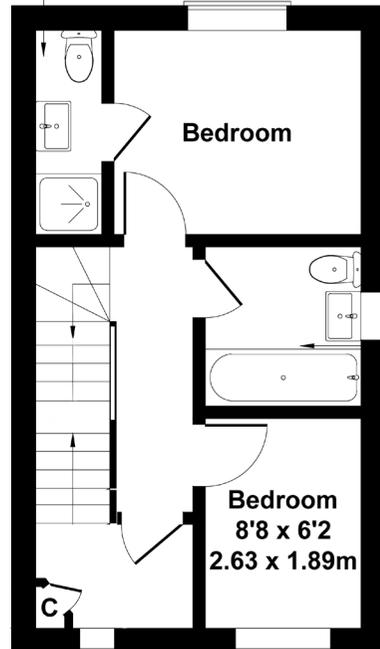
20 Cricketers Field

Approximate Gross Internal Area
850 sq ft - 79 sq m
(Excluding Eaves Storage)

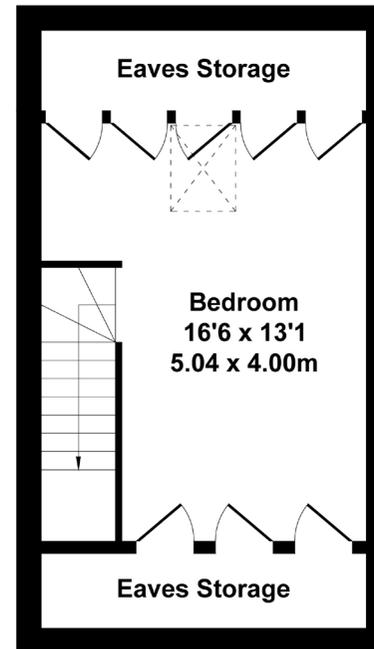
En-suite
8'1 x 2'7
2.46 x 0.80m



GROUND FLOOR

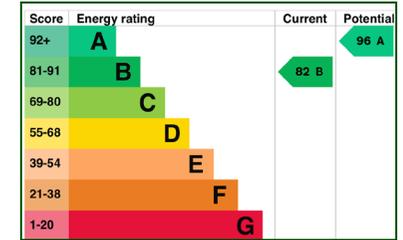


FIRST FLOOR



SECOND FLOOR

Not to Scale.
For Illustrative Purposes Only.



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