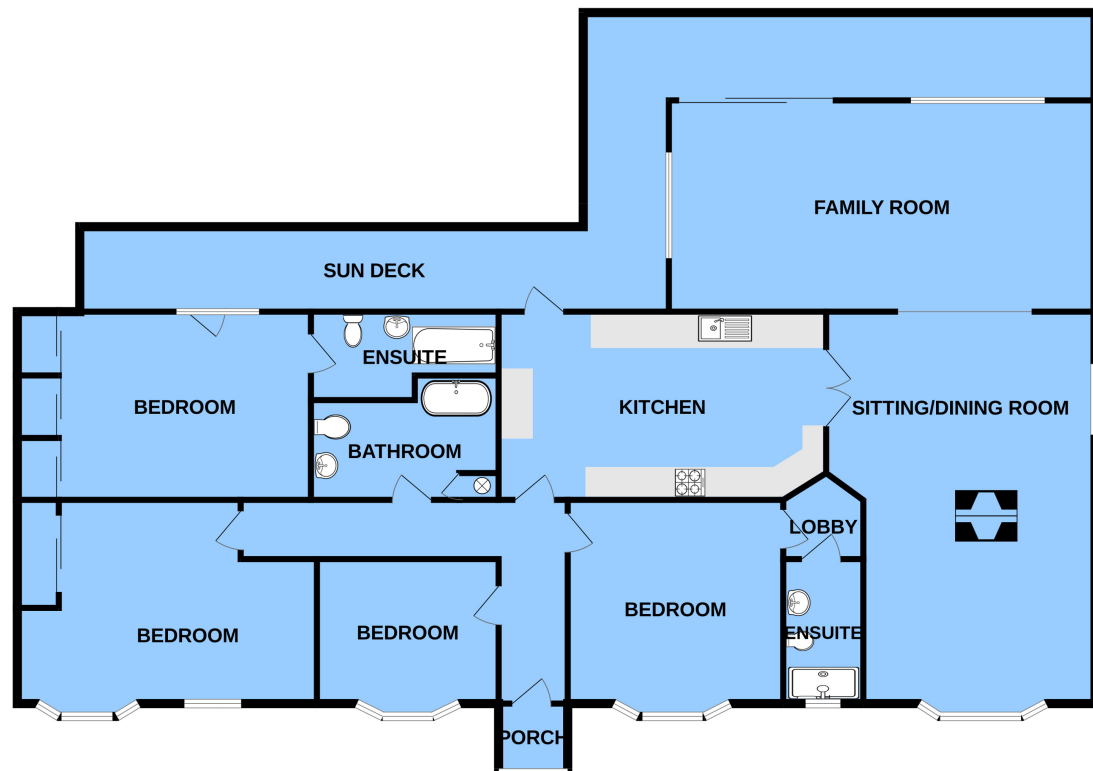
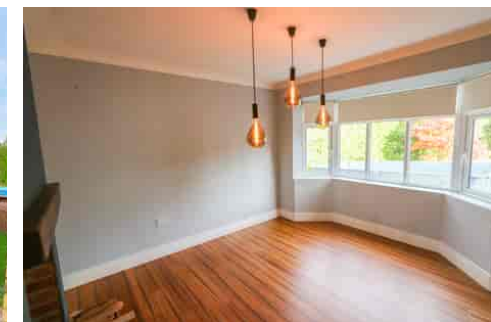


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

GROUND FLOOR



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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The Nook, Marl pits Lane, Ninfield, East Sussex TN33 9LD oieo **£695,000 freehold**

Reduced for a quick sale is this impressive detached four bedroom single storey property that occupies a delightful location on the semi-rural fringe of the village with established gardens, large double garage and lovely rural views. **NO ONWARD CHAIN.**

Detached Bungalow
 Large Rear Garden
 No Onward Chain

4 Bedrooms
 Double Garage and Storage
 Container

Fully Fitted Kitchen
 Outbuildings

2 Reception Rooms
 Rural Views

Description

A spacious and particularly well situated detached single storey property that sits on elevated ground with lovely rural views amidst established gardens with extensive parking and a gated entrance. Viewing is essential to appreciate this large single storey property that has been significantly upgraded and improved with the benefit of electric heating and double glazing. The accommodation is laid out around a large reception hall and at the heart of the house is a stunning, fully fitted kitchen with an extensive list of integrated appliances and Quartz working surfaces. The kitchen has a wide opening that looks into the family room which opens out onto the gardens with lovely rural views. In addition there is a living and dining area separated by a central wood burning stove which opens into each room. There are four bedrooms, the main having an en-suite and outside there are a variety of useful outbuildings including a large double garage and storage container. There is an outside kitchen with a barbecue, available by separate negotiation, and an above ground swimming pool. The gardens are set predominantly to the rear and enjoy lovely rural views. To the front the property is approached over a gated entrance with extensive parking for a number of vehicles. In this convenient location, close to the centre of the village and within easy reach of Claverham Community College, viewing is highly recommended.

Directions

From Ninfield High Street turn into Manchester Road and continue turning into Marlpits Lane where the property will be found on the left hand side, marked by our 'For Sale' board. What3Words: ///moth.tasks.nest

THE ACCOMMODATION

With approximate dimensions is approached via front door to

L-SHAPED RECEPTION HALL

With recessed lighting, opening to

KITCHEN

17' 9" x 11' 10" (5.41m x 3.61m) narrowing to 11' 1" (3.38m) opening into family room and glazed door to decking, recessed lighting, tiled flooring, fitted with a comprehensive range of contemporary base and wall mounted kitchen cabinets incorporating cupboards and drawers, integrated dishwasher, fitted double oven, microwave and wine cooler. There is an extensive area of Quartz working surface incorporating a one and a half bowl sink with mixer tap and drainer and six ring ceramic hob with extractor fan above. The kitchen opens into a

UTILITY ROOM

With spaces and plumbing for appliances and further fitted wall cabinets. A wide opening looks through to the

LIVING/DINING ROOM

23' 3" x 13' 1" (7.09m x 3.99m) narrowing to 11' (3.0m) Centered around a central fireplace with double sided wood burning stove on tiled hearth, enjoying a bay window to the front, bamboo flooring throughout. From the dining area, a wide opening leads through to the

FAMILY ROOM

20' 7" x 10' 9" (6.27m x 3.28m) Double aspect with sliding doors to an area of decking, bamboo flooring throughout.



BEDROOM

11' 5" x 11' 0" (3.48m x 3.35m) With bay window to front, opening through to a DRESSING AREA with hanging rails and leading into the



EN-SUITE

With obscured window to front, tile enclosed shower, low level wc and vanity sink unit with mirror and light above.

BEDROOM

10' 4" x 9' 2" (3.15m x 2.79m) Bay window to front, loft access.

BEDROOM

16' 1" x 11' 0" (4.90m x 3.35m) Large double wardrobe.

MASTER BEDROOM

17' 1" x 11' 10" (5.21m x 3.61m) With window and glazed door to raised deck and opening into

EN-SUITE

With window to rear, and fitted with a tile enclosed shower with glazed screen, pedestal wash hand basin with mixer tap, low level wc and heated towel rail.

BATHROOM

9' 10" x 7' 10" (3.00m x 2.39m) max, fitted with a vanity sink unit and concealed cistern low level wc with cabinets with mirror and lighting above. There is a cupboard housing a pressurised tank, heated towel rail, panelled bath with mixer tap and shower attachment.

OUTSIDE

The property is approached over an electric gated entrance with a substantial area of parking, fence enclosed with a storage area. The garden is enclosed by mature hedging to one side and has an outdoor kitchen with a barbecue which is available via separate negotiation. To the other side is a large paved area with a raised area of decking that runs across the back of the property and extends to an above ground swimming pool. The gardens are predominantly hedge enclosed with a large area of lawn with planted borders and leading down to a chicken coop, kitchen garden enclosure and timber shed.



TIMBER DOUBLE GARAGE

18' 0" x 18' 0" (5.49m x 5.49m) Painted floor, power and light and glazed door to fence enclosed block paved yard with access to a large open fronted STORAGE CONTAINER 12' 0" x 8' 1" (3.66m x 2.46m) with shelving.

COUNCIL TAX

Wealden District Council
Band E - £2,856.18 (2023/24)



Viewing is strictly by appointment. To arrange a time please telephone: 01424 774774

We will be pleased, if possible, to supply any further information you may require.

Agents Note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.