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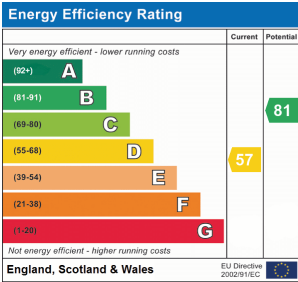
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The Nook, The Green, Ninfield, East Sussex TN33 9JG **£375,000 freehold**

A spacious two bedroom detached bungalow with off road parking and generous garden in a central village location and offered to the market with no onwads chain.

- Detached Bungalow
- Popular Village Location
- 2 Bedrooms
- Claverham Catchment Area
- Conservatory
- Garage

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Description

The Nook is an attractive detached bungalow of character. The spacious entrance hall leads to all the principal rooms. The reception room enjoys a double aspect and is centered around a working fireplace with wood burner. The kitchen is of a generous size with ample cupboard space and an oil fired Aga, and this leads through to a useful utility room which in turn leads to the garden. Both bedrooms are doubles and are served by a well presented family bathroom. The property's current configuration would make a very comfortable family home although it does offer huge potential to extend and enhance subject to any necessary consents being obtained. Outside the property enjoys parking to the front and to the rear is a generous sized garden. The Nook enjoys vehicular access along a neighbouring drive to give access to the garage and workshop at the end of the garden. The property is situated in the centre of the popular village of Ninfield which has a primary school, doctors surgery, pub and shop, whilst a more comprehensive range of amenities can be found at nearby Battle with its attractive High Street with independent shops, pubs and restaurants as well as a mainline station with regular services to London Charing Cross. On the coast at Bexhill has the iconic De La Warr pavilion, supermarkets and shops as well as the highly regarded Cooden Beach golf course. The property falls within Claverham catchment area and is generally very well served for schools both comprehensive and private at primary and secondary levels.

Directions

From the mini roundabout proceed in a westerly direction on the A259 where the property will be found shortly along after the green on the right hand side clearly indicated by our For Sale board.
What3Words:///just.assets.gullible

THE ACCOMMODATION

with approximate room dimensions is approached via a COVERED ENTRANCE PORCH with door giving access to

ENTRANCE HALL

13' 0" x 4' 4" (3.96m x 1.32m) with laminate flooring, radiator, loft access and airing cupboard with shelving and housing the water tank, with cupboard over and further storage cupboard.

KITCHEN

13' 4" x 10' 9" (4.06m x 3.28m) with window and door to utility room and fitted with a range of base and wall mounted shaker style kitchen units incorporating cupboards and drawers with granite effect working surface, oil fired Aga, electric oven with 4 ring ceramic hob and extractor over, integrated fridge, dishwasher, 1 1/2 stainless steel sink with mixer tap and drainer.

UTILITY ROOM

13' 6" x 6' 5" (4.11m x 1.96m) with window and door to rear garden and fitted with a further range of cupboards and working surface.

LIVING ROOM

15' 0" x 11' 6" (4.57m x 3.51m) a double aspect room with windows to side and front, laminate flooring, centered around a working log burner on a slate hearth with beam over.

BEDROOM 1

12' 2" x 11' 1" (3.71m x 3.38m) with window to front and fitted with a range of wardrobes.



BATHROOM

7' 5" x 5' 7" (2.26m x 1.70m) with two windows to conservatory, tiled walls, laminate flooring and fitted with a vanity sink unit, wc, shower unit, heated towel rail.

BEDROOM 2

11' 2" x 9' 10" (3.40m x 3.00m) with French door to

CONSERVATORY

16' 2" x 8' 8" (4.93m x 2.64m) with double doors to the rear garden, laminate flooring.



OUTSIDE

To the front of the property is a driveway providing parking for two cars. The garden is predominantly laid to lawn with mature shrubs. There is a gated side access to the rear garden which is predominantly laid to lawn, is fence enclosed and has a partially sunken swimming pool in need to repair, raised decked area, raised bed with mature fruit tree, shed, garage and area of hard standing. There is a driveway to the side which is owned by an adjacent property over which The Nook has a right of way to the garage.



GARAGE

Details to be confirmed

COUNCIL TAX

Wealden District Council
Band D £2559.64

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.