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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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Harwood House, Bexhill Road, NINFIELD TN33 9JB

**£475,000 freehold**

This modern detached house set in the centre of the village enjoying flexible accommodation laid out over three floors with versatile rooms providing 4 bedrooms and 3 reception rooms, benefitting from LPG central heating and double glazing.

Detached Family Home

Central Village Location

Parking and Garage

Remainder of 10 year warranty



## Description

This recently built detached house stands in the centre of the village close to the primary school and village shop. The property benefits from the remainder of a 10 year builders warranty and all the latest refinements with high levels of insulation, LPG central heating and double glazing.

The flexible accommodation is set out over three floors providing 4 bedrooms and 3 reception rooms. There is also an integral garage.

Outside there is parking and to the rear an Indian sandstone paved patio that opens out onto an area of lawn.

## Directions

From our office in Battle High Street proceed in a southerly direction taking the second exit at the mini roundabout into Lower Lake and then bearing right at the second mini roundabout into Powdermill Lane. Proceed all the way along bearing left at the T junction and continue through the village of Catsfield to the roundabout at Ninfield. Here turn left and the house will be seen immediately on the right hand side.

What3Words: ///tweed.enlarge.tornado

## GROUND FLOOR

### RECEPTION HALL

22' x 4' 4" (6.71m x 1.32m) opening on a rear hallway with stairs rising to first floor landing with understairs cupboard.

### LIVING ROOM

16' 3" x 9' 9" (4.95m x 2.97m) including bay window to front.

### CLOAKROOM

7' 1" x 5' 1" (2.16m x 1.55m) with tiled floor and fitted with a low level wc, vanity sink unit and door to cupboard housing the boiler and water tank.

### FIRST FLOOR LANDING

with staircase to second floor.

### BATHROOM

7' 2" x 7' (2.18m x 2.13m) with obscured window to side, tiled floor and fitted with a vanity sink unit with mixer tap, P shaped bath with tiled enclosure and shower over, low level wc, heated towel rail.

### BEDROOM 4

11' x 8' 5" (3.35m x 2.57m) with window to front.

### DINING ROOM

16' into bay window x 12' (4.88m x 3.66m) opening into

### KITCHEN AREA

8' x 6' 9" (2.44m x 2.06m) fitted with a range of base and wall mounted units providing cupboards and drawers with integrated dishwasher, fitted low level oven and an area of hardwood working surface incorporating an acrylic sink with mixer tap and drainer, and a four ring hob with extractor fan above.

### UTILITY ROOM

5' 5" x 5' 3" (1.65m x 1.60m) with window to rear and fitted with a further range of units with a hardwood working surface with space and plumbing for washing machine and tumble dryer.

### SITTING ROOM

17' 9" x 11' 9" (5.41m x 3.58m) a double aspect room with two sets of double doors opening onto the patio and garden.

## SECOND FLOOR LANDING

### BEDROOM 1

11' 9" x 11' 3" (3.58m x 3.43m) with windows to rear.

### SHOWER ROOM

10' 5" x 4' (3.18m x 1.22m) with tiled floor and fitted with a corner glazed shower with tiled enclosure, vanity sink unit with heated towel rail to side, low level wc.

### MAIN SHOWER ROOM

6' 10" x 6' 2" (2.08m x 1.88m) with obscured window to side, tiled floor, large tile enclosed shower, vanity sink unit, low level wc, heated towel rail.

### BEDROOM 2

10' 2" x 7' (3.10m x 2.13m) with window to front.

### BEDROOM 3

10' 1" x 9' 2" (3.07m x 2.79m) overall widening on both sides with window to front.

### INTEGRAL GARAGE

18' x 8' 5" (5.49m x 2.57m) with up and over door.

### OUTSIDE

The property is approached over a shared driveway to a private area of block paved driveway providing parking and access to the garage. To the side steps rise up to a paved pathway that leads to the rear.

To the rear is an area of Indian sandstone paved patio that opens out onto the garden that will be laid to lawn.



### COUNCIL TAX

Wealden District Council  
Band E - £2,992.75

**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.