



3 Barley Grattens, Netherfield, Battle,  
East Sussex TN33 9QG



## PROPERTY DESCRIPTION

An extensively improved 4 double bedroom semi detached house located in the sought after village of Netherfield and close to the Historic town of Battle. Notable features of this well presented property include spacious open plan ground floor accommodation with a striking contemporary kitchen and additional utility room, ground floor Wc, ensuite shower room to master bedroom and additional family bathroom, large rear garden, half size garage, private driveway and stunning country views to the front. EPC- C

## FEATURES

- Situated in sought after Netherfield
- 4 double bedrooms
- spacious ground floor accommodation
- Backing onto well regarded Netherfield primary School
- Claverham catchment area
- Close shop and post office
- Stunning country views to the front
- Well presented





## ROOM DESCRIPTIONS

### Entrance Hall

Covered entrance with double glazed front door leading to entrance hall with Victorian style radiator

### Living Room

24' 8" x 11' 11" (7.52m x 3.63m) extending to 14'1" With victorian style radiator, fireplace, built-in cupboards, door to built in storage cupboard, two double glazed windows overlooking the front having plantation blinds, large archway leading to

### Dining room

20' 5" x 10' 4" (6.22m x 3.15m) With victorian style fireplace, ceiling spotlights, bifold doors leading onto the rear garden and further double glazed window, large archway leading to

### Kitchen

16' 9" x 10' 2" (5.11m x 3.10m) With contemporary fittings comprising double sink with mixer tap and cupboards under, further range of cupboards and drawers with quartz working surfaces over, Bosch five ring ceramic hob, two Bosch high-level ovens with cupboards above and below, ceiling spotlights, recess for American style fridge freezer, tiled floor with underfloor heating, electrically operated roof windows, large double glazed picture window overlooking the rear garden, archway to

### Utility room

9' 4" x 8' 10" (2.84m x 2.69m) With space for washing machine, tumble dryer and further appliances with working surfaces over, tiled floor with underfloor heating, personal door to Garage, door to .

### Ground Floor Wc

With low-level WC, wash hand basin with mixer tap and cupboards below.

### Bedroom 1

12' 2" x 11' 9" (3.71m x 3.58m) With radiator, wood panelled wall, built in wardrobe, two double glazed windows enjoying stunning Country views to the front.

### Ensuite Shower room

With large shower enclosure with glass screen, overhead shower and additional hand shower, WC, wash hand basin with mixer tap and cupboards under ladder radiator, ceiling Spotlight, extractor fan, double glazed window overlooking the rear.

### Bedroom 2

11' 11" x 11' 11" (3.63m x 3.63m) With cast iron fireplace, radiator, exposed floorboards, two double glazed windows overlooking the rear garden.

### Bedroom 3

11' 11" x 10' 2" (3.63m x 3.10m) With radiator, cast iron fireplace, picture rail, two double glazed windows overlooking the front with lovely open countryside views

### Bedroom 4

11' 6" x 8' 4" (3.51m x 2.54m) With radiator, two double glazed Windows overlooking the rear of the property.

### Family Bathroom

With modern white suite with freestanding bath, wash hand basin built into storage cupboard, low level WC, part panelling to walls victorian style radiator/towel rail, ceiling spotlights, double doors to airing cupboard with shelving, double glazed window with plantation blinds.

### Outside

Rear garden being of a good size with large patio area and raised decking, outside tap and lights, two steps down to a mainly lawned garden with timber shed, fenced and hedged all round, outside PowerPoint, and gated access down the side to the front. Front garden again with an area of lawn with a boundary hedge and private driveway leading up to the garage . ELECTRICAL CAR CHARGER.

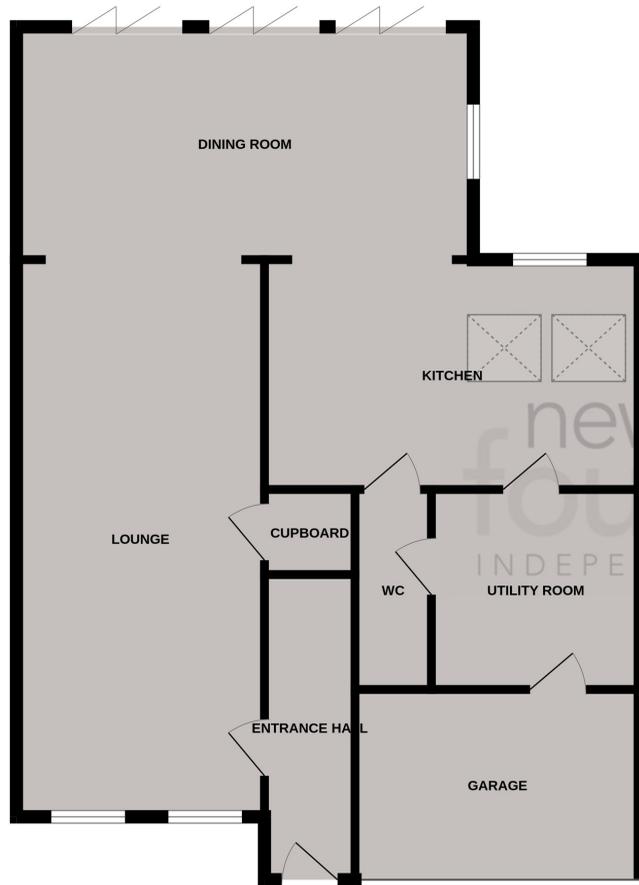
### Garage

12' 9" x 8' 5" (3.89m x 2.57m) accessed via up and over with power and light.

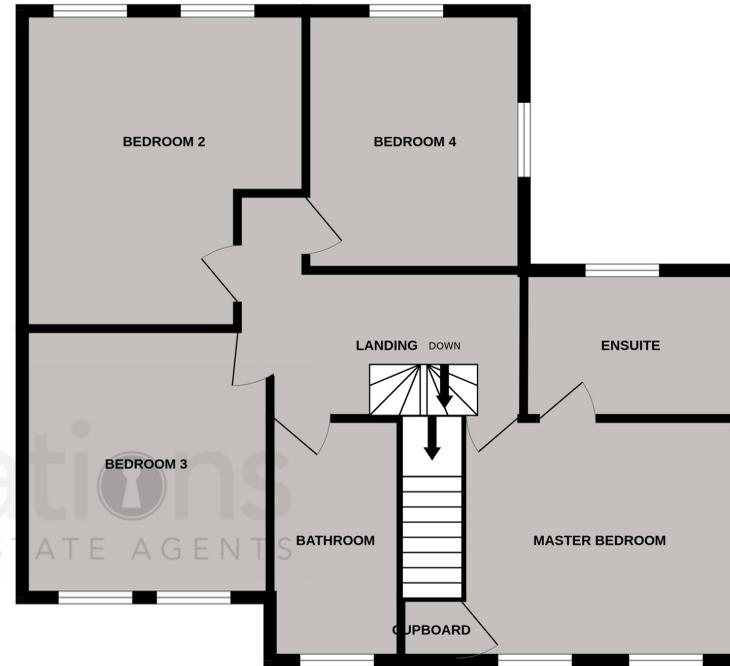


# FLOORPLAN

GROUND FLOOR



1ST 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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