



2 Rodwell
Crowborough, TN6 2DQ
Offers Over £500,000



Banfield are proud to present this fantastic size four bedroom detached house in a cul-de-sac comprising of just seven houses. This ground floor comprises of a wide hallway, living room, conservatory, dining room, kitchen, utility room and WC. The second floor comprises of a wide landing, three double bedrooms, one with en suite, a fourth bedroom, family bathroom and storage cupboards. The garden is laid the decking. Parking for two vehicles as well as an impressive double garage.

Entrance

Steps lead up to Composite door, leading to:-

Hallway

An open and light and bright hallway with UPVC double glazed window with leaded design to the front. Stairs to the first floor. Doors Leading to:-

WC

This WC comprises of a toilet with push handle flush and pedestal sink. UPVC double glazed window with leaded design to the front. Radiator.

Living Room

This good size lounge has ample room for living furniture. Gas fire place. UPVC double glazed window with leaded design to the front. Archway leads to the dining room. French doors lead to:-

Conservatory

Brick built base with door out to the decked garden.

Dining Room

This dining room is accessible from the hallway and from the living room. It is a great size room and will comfortably accommodate a large dining table. Double glazed sliding door to the rear.

Kitchen

Cream wall and base units line the kitchen with a brown granite effect worktop. Integrated gas hob with extractor above as well as an integrated oven. Space and plumbing for a dishwasher. Space for a fridge/freezer as well as an under counter fridge. One-and-a-half-bowl sink with drainer sits below a double glazed window to the rear.

Utility Room

There is an area with a UPVC double glazed door to the side access with radiator that then leads to the good size utility room. The utility room comprises of a stainless sink with drainer sitting over a storage cupboard. Space and plumbing for a washing machine and tumble dryer. Gas fired boiler. Consumer unit. UPVC double glazed window with leaded design to the front. Radiator.

Landing

Wide landing with UPVC double glazed window with leaded design to the front. Loft hatch leading to a loft void with scope to convert, if desired. Light and ladder. Cupboard housing the hot water tank with linen storage and another cupboard with storage space. Doors to:-

Bedroom One

This large double bedroom has a double built in wardrobe yet still has ample room for further furniture, if needed. UPVC double glazed window to the rear with radiator below. Door to:-

Ensuite

This bathroom comprises of a push button flush toilet, sink over vanity unit with mixer tap and mirror above. the large shower cubicle has a wall mounted electric shower. Mirrored wall mounted storage unit. Shaver socket. Radiator. UPVC opaque double glazed window to the rear.

Bedroom Two

This large double bedroom has a double built in wardrobe yet still has ample room for further furniture, if needed. UPVC double glazed window with leaded design to the front with radiator below.

Bedroom Three

This large double bedroom has a double built in wardrobe yet still has ample room for further furniture, if needed. UPVC double glazed window to the rear with radiator below.

Bedroom Four

This bedroom has a UPVC double glazed window with leaded design to the front with window below.

Family Bathroom

This bathroom comprises of a push handle flush toilet, pedestal sink with mirrored storage unit above, a bath with mixer taps and shower attachment. UPVC double glazed window with leaded design to the front. Radiator.

Rear Garden

The rear garden of the property is laid to decking that wraps around the property. Side access to the front of the property to one side but can be opened both sides if desired. Outside tap.

Front Garden

There is a raised bed laid to slate at the front of the property. Stairs lead up to the front door with veranda that could be utilized or left as a low maintenance area. Outside light. Gas and electric meters are located at the side of the property.

Parking & Garage

To the front of the property we have a driveway for two cars with ease. Behind the driveway is an impressive double garage with an electric roller door. This double garage will very easily accommodate two cars. Power, lights and a water supply.

Additional Information

Council Tax Band F. Wealden District Council.



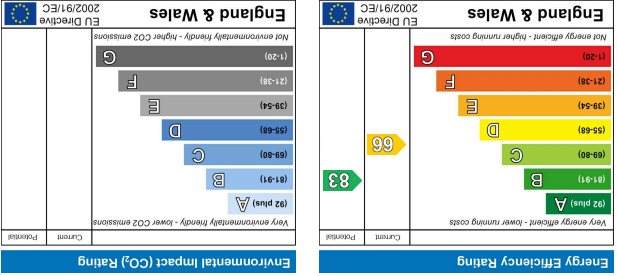
Floor Plan



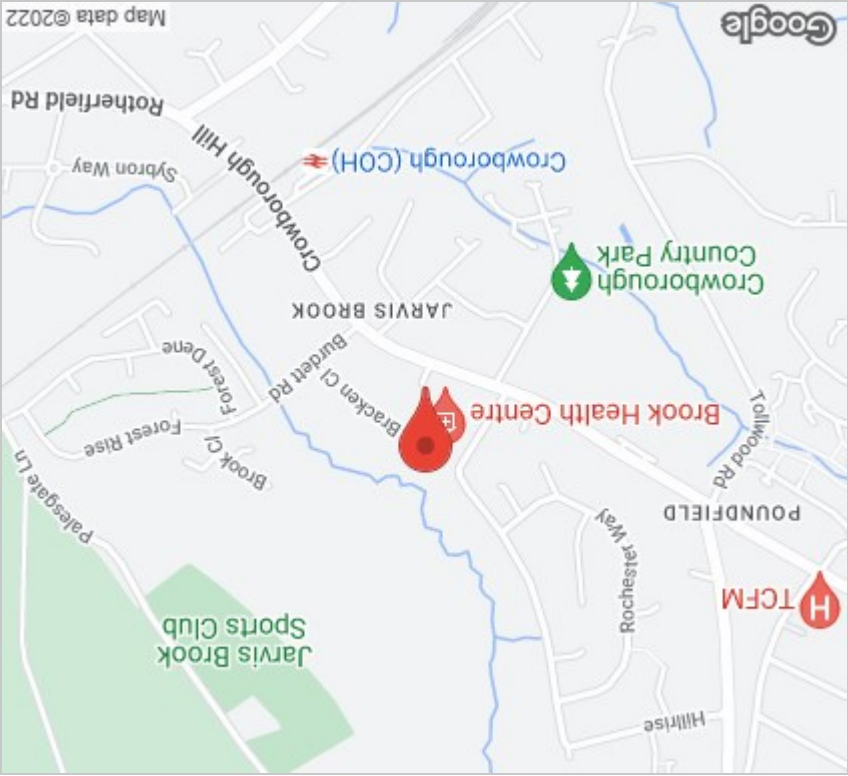
Viewing

Please contact our Banfield Estate Agents Office on 01892 653333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Area Map



01892 653333

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