Moloney
COUNTRY PROPERTY



4 MILL CLOSE STAPLECROSS

4 MILL CLOSE, Staplecross, East Sussex. TN32 5HA

Chain Free. A well presented, attractive, detached 4 bedroom house with detached double garage, located in a sought after cul de sac location, within walking distance of local village amenities. Versatile accommodation currently comprising three reception rooms, including sitting room with doors to the garden & open fire, kitchen/ breakfast room with separate utility room, bedroom with en-suite shower room, two further bedrooms, family bath/shower. Off road parking, enclosed rear garden. GFCH. Viewing highly recommended.





ACCOMMODATION LIST: ENTRANCE HALL, SITTING ROOM, DINING ROOM, RECEPTION 3/BEDROOM 4, KITCHEN/ BREAKFAST ROOM, UTILITY ROOM, SHOWER ROOM. BEDROOM ONE WITH EN-SUITE SHOWER ROOM, 2 FURTHER BEDROOMS, BATHROOM. FRONT GARDEN, DRIVE PROVIDING PARKING, DETACHED DOUBLE GARAGE, ENCLOSED REAR GARDEN, SUMMERHOUSE, TIMBER STORE. GAS FIRED CENTRAL HEATING.

Paved path with step up to front door to:

ENTRANCE HALL: Double glazed, leaded light window to the front. Staircase to the first floor. Coved ceiling.

SITTING ROOM: Double glazed, leaded light French doors leading out to the rear paved terrace. Exposed brick fireplace with oak mantel over, inset with basket for open fire on slate tiled hearth. TV point. Coved ceiling. Wall light points. Double doors opening to:

DINING ROOM: Double glazed, leaded light window to the front. Coved ceiling. Door back to the entrance hall.

RECEPTION THREE/BEDROOM FOUR: Twin double glazed, leaded light windows to the front. Coved ceiling.

Guide Price £555,000







KITCHEN/BREAKFAST ROOM: Double glazed, leaded light window enjoying views over the rear garden. Fitted with range of cream base and wall units with laminate worktop over, inset with 1 1/2 bowl, single drainer, stainless steel sink unit. Hob with Ariston extractor over, oven below, integrated Hotpoint dishwasher, integrated under counter larder fridge. Inset ceiling lights. Tiled floor. Space for table. Door to:

UTILITY ROOM: Part double glazed, leaded light door leading out to the rear paved terrace, matching window alongside. Fitted with base unit with worktop over, inset with single bowl, single drainer stainless steel sink unit. Plumbing for washing machine, space for upright fridge freezer. Gas boiler servicing hot water & central heating. Coved ceiling, extractor. Matching tiled floor. Door to:

SHOWER ROOM: Obscure double glazed window to side. Fitted with white suite comprising WC, pedestal hand basin and tiled corner shower cubicle. Coved ceiling, extractor. Tiled floor.

Staircase to the first floor:

LANDING: Matching doors to all rooms. Loft hatch to boarded storage space with ladder and light. Airing cupboard housing hot water tank with slatted shelves.

BEDROOM ONE: Double aspect room with leaded light double glazed windows to the front and side. Fitted with extensive range of wardrobe cupboards, drawers and dressing table units. Coved ceiling. Door to:

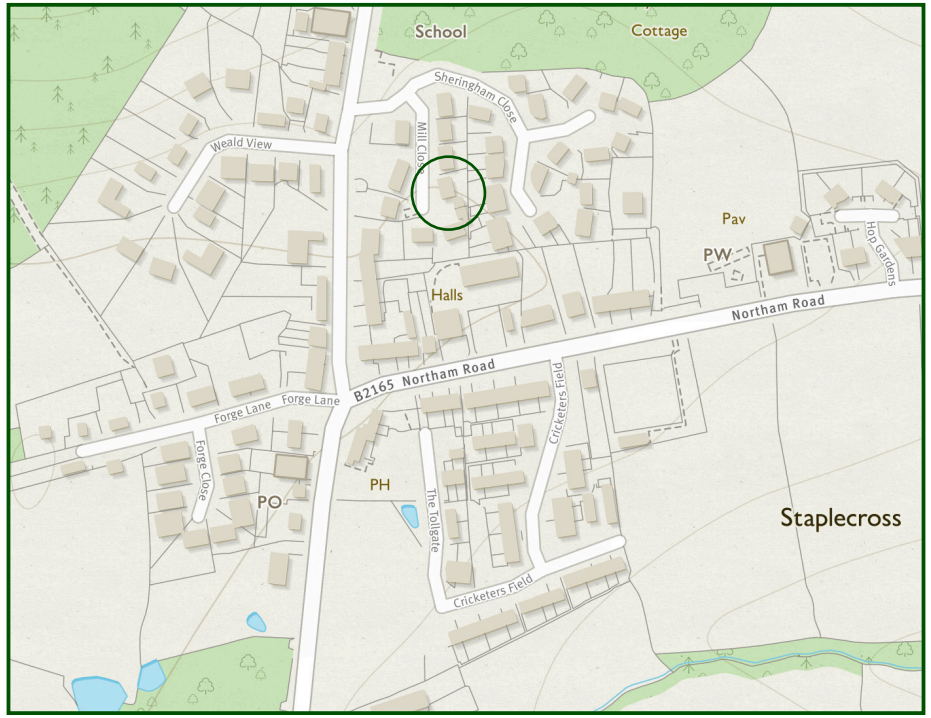
EN-SUITE SHOWER ROOM: Obscure double glazed, leaded light window to the rear. Fitted with white suite comprising WC, pedestal hand basin and walk-in tiled shower with curved glass surround. Extractor, light/shaver point. Tiled floor.

BEDROOM TWO: Double aspect room with double glazed leaded light window to front and side. Coved ceiling.

BEDROOM THREE: Double glazed, leaded light window to the front. Part sloping, coved ceiling.

BATHROOM: Obscure double glazed, leaded light window to the rear. Fitted with white suite comprising WC, pedestal hand basin & pine panelled bath set into tiled surround with telephone shower over. Coved ceiling, extractor. Tiled floor, part tiled walls.





IMPORTANT NOTICE: Moloney Country Property provides these particulars in good faith for guidance purposes only. The vendors of the property have supplied to us the aforementioned measurements of garden, and/or land sizes. We wish to stress that Moloney Country Property whilst able to digitally measure land sizes, takes no responsibility for any errors or omissions incurred as a result of this process. We strongly encourage purchasers to satisfy themselves that the particulars contained herein are accurate prior to entering into negotiations and/or incurring any professional costs. Please note that we have not conducted a structural survey of the property nor have we tested any of the heating, drainage, services, fittings or sanitary items in this property.

OUTSIDE: The property is approached over a 'no through' road with a block paved drive providing parking and giving access to the detached, double brick built garage. The front garden is laid to level lawn. A gated paved pathway gives access to the enclosed rear garden, which is laid to lawn with planted borders, an elevated brick edged, paved terrace for alfresco dining, Summerhouse and large timber store.

SERVICES: All mains services are connected. Gas fired central heating.

FLOOR AREA: 146m^2 (1,572 ft$^{2)}$) approx.

EPC RATING: 'C'

LOCAL AUTHORITY: Rother District Council

COUNCIL TAX BAND: 'F'

TENURE: Freehold

TRANSPORT LINKS: For the commuter, Battle and Robertsbridge stations provide services via Tonbridge to London Charing Cross, whilst Ashford International provides a fast service to St. Pancras and Europe.

The Motorway network (M25) can be easily accessed at Junction 5 via the A21 (at Sevenoaks).

DIRECTIONS: Travelling on the B2165, in the centre of Staplecross village, opposite the Cross Inn, turn onto the Bodiam Rd, take the first right turn into Sheringham Close, then right into Mill Close, No 4 will be found on the left.

What3Words (Location): ///hologram.crowds.computers

VIEWINGS: All viewings by appointment. A member of the team will conduct all viewings, whether or not the vendors are in residence.

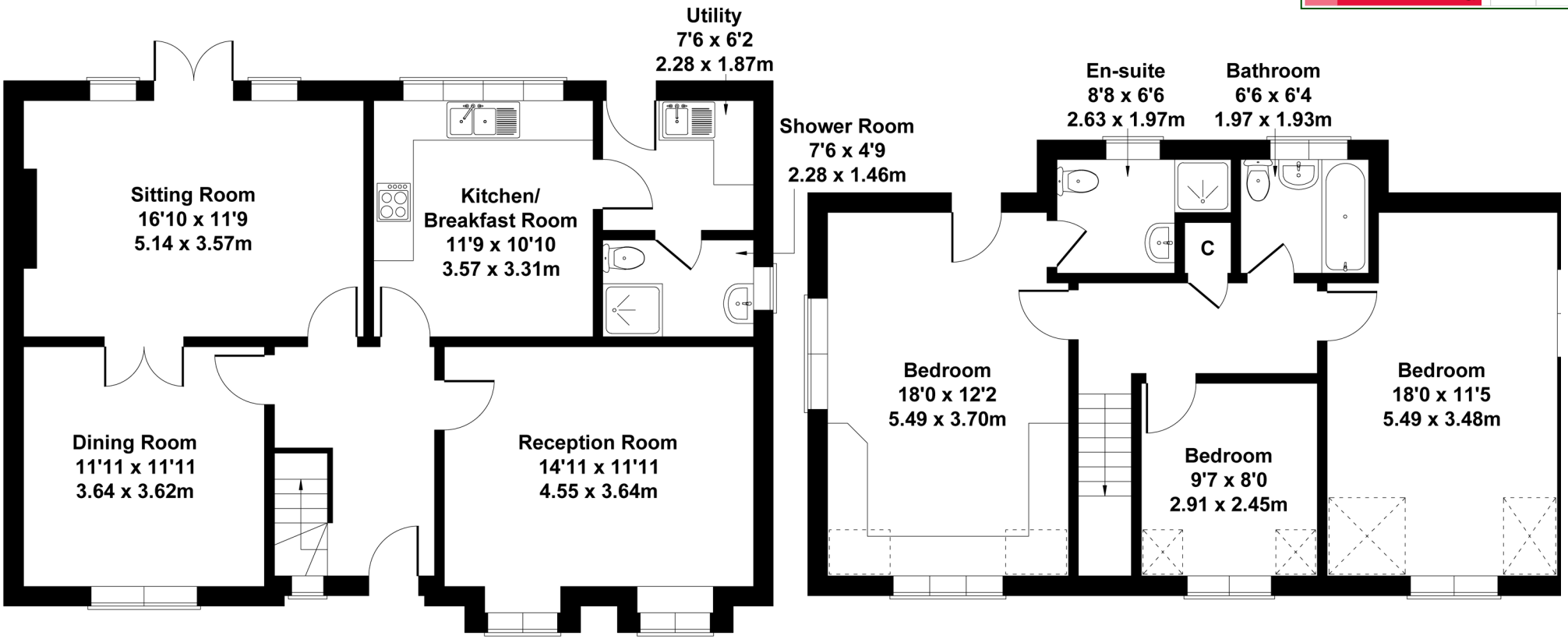
MOLONEYCOUNTRYPROPERTY.COM

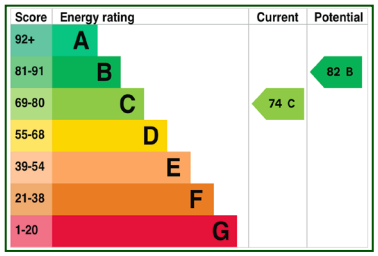
EMAIL: SALES@MOLONEYCOUNTRYPROPERTY.COM

TELEPHONE: 01797 253000 or 01580 212828

4 Mill Close

Approximate Gross Internal Area
1572 sq ft - 146 sq m





Not to Scale.
For Illustrative Purposes Only.

TELEPHONE: 01580 212828 & 01797 253000

THE ANCHORAGE, DIXTER LANE, NORTHIAM, EAST SUSSEX. TN31 6PP

Moloney
COUNTRY PROPERTY