



.A General View of Cranbrook and the Bowling Green
Which is adjacent to Glebelands



**32 Glebelands
Rectory Fields
Cranbrook
Kent**

**£260,000
Freehold Transfer**

A two Bedroom End of Terrace Cottage

Glebelands is a delightful mix of cottages, bungalows and apartments grouped around courtyard areas and landscaped gardens. Many of the properties overlook the adjacent park and bowling club.

The local high street is close by and there is a medical centre adjacent to the scheme.

All properties benefit from an emergency alarm system and there is a resident House Manager.



Glebelands, Rectory Fields, Cranbrook, Kent

A two-bedroom end of terrace cottage with enclosed rear paved Courtyard. Carpets as seen are included in the price.

ACCOMMODATION IS AS FOLLOWS: -

ENTRANCE HALL Walk in cupboard under stairs with light. Coved ceiling. Radiator, double power point. Stairs to first floor. Doors leading off to: -

SHOWER ROOM Ivory suite comprising corner shower unit and low-level WC. Pedestal hand basin. Tiled splash back. Radiator. Opaque double-glazed window.

DINING ROOM 10' 1" x 8' 3" radiator, double glazed window overlooking the front. Two double power points Double opening opaque glass doors opening into lounge.

LOUNGE 17' 2" x 10' 6" with electric coal effect fire with marble hearth and teak surround and mantle over. TV aerial point. Two wall lights. Coved ceiling. Double glazed patio door leading to rear garden.

KITCHEN 10' 10" x 6' 10" with a range of floor and wall units with inset single drainer with mixer tap. Space and plumbing below for a washing machine and space for an under-worktop fridge. Built in Zanussi electric cooker and built-in Zanussi gas hob with Hotpoint extractor hood over. Gloworm gas boiler. Double glazed window to rear. Complementary tiling.

STAIRS to landing with large airing cupboard housing hot water tank. Radiator. Access to loft.

BEDROOM 1 10' 5" x 10' 9" Fitted wardrobe with bi-folding doors with shelf and hanging space. Double glazed window to the rear.

BEDROOM 2 13' 11" x 11' 2" Radiator. Double glazed dormer window to the front. Walk-in wardrobe.

BATHROOM Fitted bathroom suite comprising panelled bath with enclosed wash hand basin and low-level WC. Two velux windows to rear. Complementary tiling.

OUTSIDE To the rear of the property there is a paved courtyard. The patio area is enclosed by new panel and trellis fencing with a gate that leads out to pathway of development. Glebelands is a quiet development and yet it is near all facilities i.e. doctors, public library, medical centre, church and shops.

CAR PARKING There is ample car parking for residents and visitors to the development.

DIRECTIONS from the High Street turn into Carriers Road, follow the road past the Public Library and then turn right into Rectory Fields where the Glebelands development is situated.

VIEWING **For an appointment to view, please contact Mrs Mandy Field on 01580 714679 or 01425 403767**

Service Charges £2,934.36 per annum (2019)
Ground Rent £300.00 per annum

Manor View Offices, The Cross, Burley, Hampshire, BH24 4AB
Telephone 01425 403767, Fax 01425 403710

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