

42 Great Bounds Drive, Tunbridge Wells





# 42 Great Bounds Drive, Tunbridge Wells TN4 0TR

*Spacious Bright 4-Bedroom Family Home*

## **Accommodation Summary**

- Detached house
- 4 bedrooms, 1 en-suite
- Kitchen with separate breakfast area/utility room
  - Large living room
  - Dining room
  - Sun room
  - Study
- Double garage and off-street parking
  - Garden
- Development potential



Tel: 01892 514 189

55 London Road, Southborough, Tunbridge Wells, Kent TN4 0PB

natalie@flyingfishproperties.co.uk

www.flyingfishproperties.co.uk



Set in a quiet and friendly cul-de-sac, this home's location presents a perfect dynamic of excellent schools, superb transport links and a stunning rural back drop.

Screened from the road by high hedging a hard surface driveway leads a path to the covered wooden entrance door that welcomes you into this wonderful detached family home.

The home's substantial and spacious layout is ideal for family life and with three reception rooms and a separate study there is plenty of entertaining space too.

The entrance hall with its useful guest cloakroom and deep under stairs storage cupboard has doors opening off it at every angle, the double aspect dining room being first on the right.

Across the hallway, the spacious living room is flooded with light from its large window, framing the leafy garden view. The study behind, whether you work from home, have a hobby or need an area for life admin, is the perfect space.

The sun room is wonderfully bright due to its expanse of windows, letting you sit in the sun and relax whilst keeping an eye on the children playing in the garden, accessed through the French doors to the side. The paved terrace area directly outside makes it perfect for evening entertainment.

The fitted kitchen delivers wonderful cooking facilities with a range of eye and base level cupboards, an integrated oven and dishwasher and space for a fridge/freezer.

A separate utility room with fitted cupboard units and a sink provides housing for extra appliances, leads out into the rear garden and also has plenty of room for a breakfast table and chairs.

The first floor boasts four great bedrooms which lead off the light and spacious landing. The master bedroom has two fitted wardrobes and bedroom two has its own en-suite shower room. A shower room with double walk in shower completes the first floor.

Outside the large sunny garden has been cleverly designed to offer a high level of privacy with a paved terrace perfect for alfresco dining and a large lawned area for the kids to play happily on. The lawn is bordered on all sides by mature hedging, shrubs, trees, flowers and some close boarded fencing. A further area of lawn to the rear of the kitchen has a lean to greenhouse and is the perfect space for a vegetable patch. There is access to the detached double garage to the front.

This bright welcoming home is nicely decorated and immaculately presented enabling you to move in straight away. It is also, however, a dream project to create your own vision and add value in the future.

With open countryside on its doorstep and being a stone's throw from easy access to the M25, fast rail connections to central London and first-class schools, it is the perfect home for families with professional needs. A must see!

Storm Porch with side aspect double glazed window, tiled flooring and wooden entrance door, which opens to:

Entrance Hall with front aspect opaque windows, under stairs storage cupboard housing the fuse box, radiator and doors to:



**Cloakroom:** rear aspect opaque window, low level WC and wall hung hand wash basin.

**Dining Room:** 18 x 18'3 front and side aspect double glazed windows with bars and radiator.

**Kitchen:** 10'9 x 9 rear aspect double glazed window with bars, 1 ½ bowl stainless steel sink with mixer tap over and drainer, integrated eye level double electric oven in tall housing unit, space for fridge/freezer, electric hob with stainless steel extractor, integrated dishwasher, serving hatch and tile effect laminate flooring. The kitchen has plenty of worktop space with a good selection of white eye and base level units.

**Breakfast Area/Utility Room:** rear and side aspect double glazed windows with bars, rear aspect part glazed door giving access to the garden, corner fitted cupboard, stainless steel sink with mixer tap, space and plumbing for appliances, base cupboards with work top space, wall hung Worcester combination boiler and radiator.

**Living Room:** 18'8 x 15'11 front aspect double glazed windows with bars, fireplace with marble hearth, painted wooden mantle and electric fire insert, radiators and glazed door into:

**Sun Room:** 19'1 x 10'6 front and side aspect double glazed windows with side aspect French doors onto paved terrace and garden beyond, linoleum flooring, side aspect wall opaque glazed blocks and radiator.

**Study:** 12'5 x 9 rear aspect double glazed window with bars, side aspect wall opaque glazed blocks, serving hatch and radiator.

Stairs up to first floor landing with mid landing front aspect double glazed window with bars, ceiling loft access hatch, walk in airing cupboard housing water cylinder with shelving and doors to:

**Bedroom 1:** 16'11 x 12'3 front aspect double glazed window with bars, two eaves cupboards with hanging rails and shelving and radiator.

**Bedroom 2:** 15'9 x 11'5 front aspect double glazed window with bars, fitted wardrobe with hanging rail, shelving and cupboard over, low fitted cabinet with drawers and radiator.

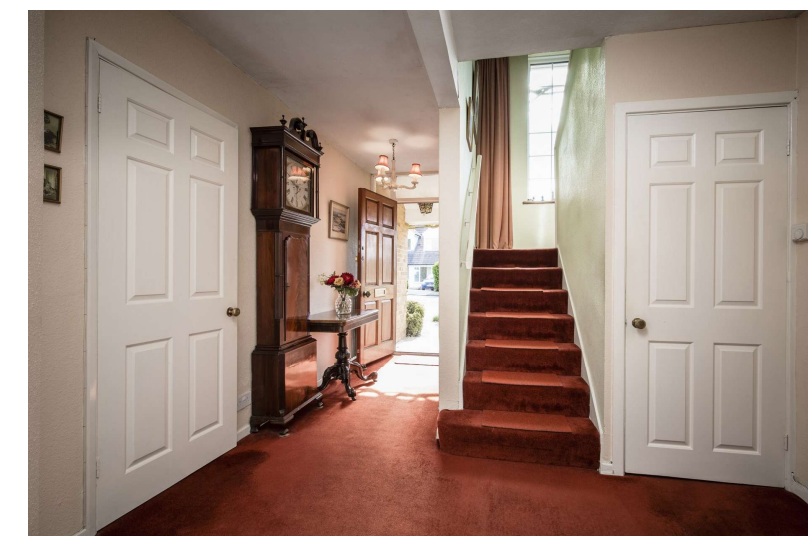
**En suite:** side aspect double glazed window with bars, inset vanity unit with wash hand basin over and wall cupboard over, shower cubicle with Mira wall mounted shower, low level WC, fitted wardrobe with cupboard over and linoleum flooring.

**Bedroom 3:** 9'10 x 8'9 rear aspect double glazed window with bars, fitted wardrobe with hanging rail, shelving and cupboard over and radiator.

**Bedroom 4:** 9' x 8'9 rear aspect double glazed window with bars, fitted wardrobe with hanging rail, shelving and cupboard over and radiator.

**Shower Room:** rear aspect double glazed opaque window, walk in double shower cubicle with electric wall mounted shower, pedestal wash basin with mixer tap over, low level WC, radiator and part tiled walls.

**Outside:** The property benefits from high mature hedging to the front, left side and rear perimeters of the property with open access to a hard surface driveway giving access to a pathway leading to the front door. To the right is

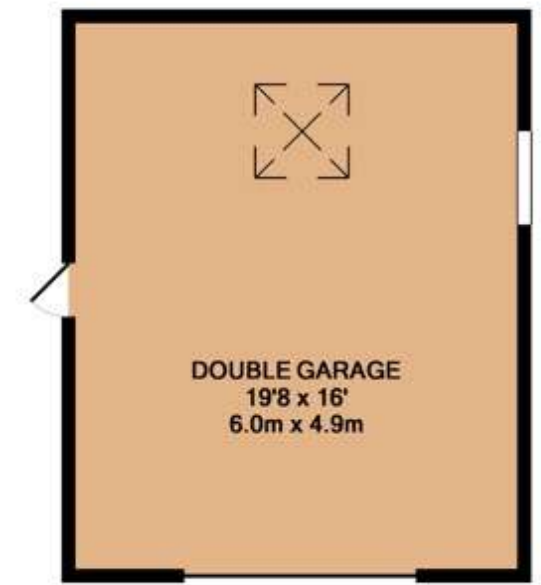




GROUND FLOOR  
APPROX. FLOOR  
AREA 1107 SQ.FT.  
(102.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 745 SQ.FT.  
(69.2 SQ.M.)



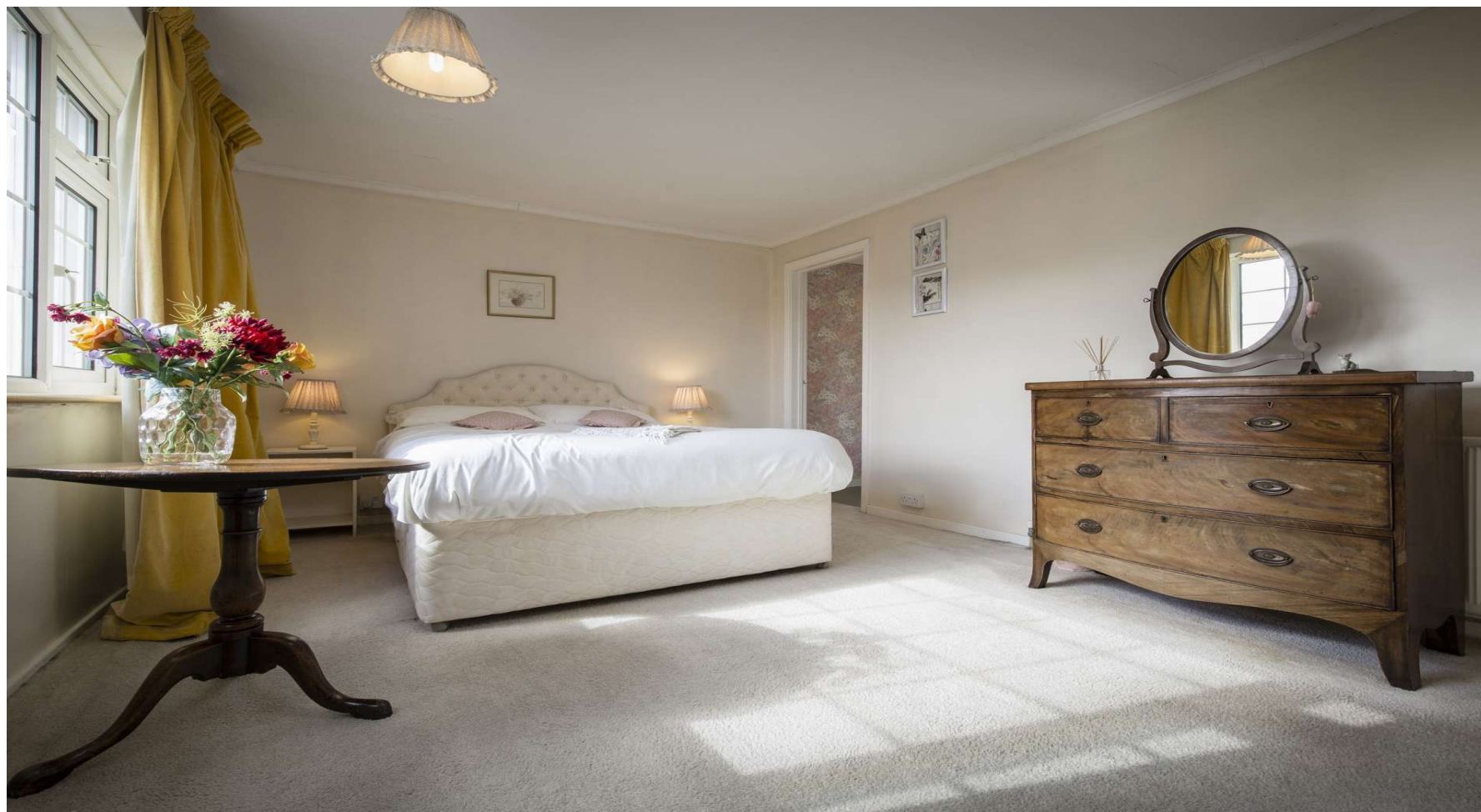
ENTRANCE FLOOR  
APPROX. FLOOR  
AREA 315 SQ.FT.  
(29.2 SQ.M.)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 Plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	<b>64</b>
(39-54) <b>E</b>	<b>74</b>
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 Plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	<b>58</b>
(39-54) <b>E</b>	<b>70</b>
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC	

TOTAL APPROX. FLOOR AREA 2166 SQ.FT. (201.3 SQ.M.)  
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a hard surface off street parking area in front of the detached double garage which has a paved parking area for several cars in front, an up and over door, lighting, electricity and an examination pit. Behind the garage is an area of lawn with perimeter wooden fencing, mature shrub and trees, a lean-to greenhouse and a paved pathway access to the utility room at the rear. In front of the house stretching to the left side is an expanse of lawn bordered with some flower beds, plants, shrubs and trees. Outside the sun room to the side is a paved terrace area enclosed by patterned concrete bricks.



**General:**

Tenure: Freehold  
Local authority: Tunbridge Wells Borough Council  
Council tax: Band G (£2,849) / EPC: D (64)

**Area Information:** Bidborough is an idyllic and pretty village in the borough of Tunbridge Wells, lying to the north of Tunbridge Wells town centre and to the south of Tonbridge town centre. It has an active community with an historic 11th Century church, a local primary school which is ranked by Ofsted as good, a petrol station, a local convenience store and a popular recently and extensively refurbished village pub, the 'Kentish Hare'. Parish sports facilities are good, and the village boasts a tennis court, a bowls green and two recreation ground areas, which are available for cricket and five-a-side football. The village benefits from open countryside and sprawling woodland on its doorstep but it is also popular with commuters being only 2.5 miles from Tonbridge Station with its fast and frequent access into central London in 40 minutes. It is also close to Gatwick Airport and with the A21 less than 2 miles away with access onto the M25 it provides quick road access into London too. Excellent local independent primary schools such as The Schools at Somerhill and Hilden Grange Primary sit alongside the highly regarded village primary and the sought after girls' and boys' secondary grammar schools are also nearby. With a number of additional exceptional state secondary schools in its borough and the renowned Tonbridge and Sevenoaks Schools on its doorstep, parents are definitely spoilt for choice. The more extensive shopping facilities in both Tonbridge and Tunbridge Wells are nearby as is Tunbridge Wells' historic Pantiles which offers a vibrant al fresco café culture with independent boutiques stretching up to the old High Street.

