



9 Norstead Gardens, Southborough







# 9 Norstead Gardens, Southborough TN4 0DE

*Light and Bright 5-Bedroom Family Home*

## **Accommodation Summary**

- Detached chalet style house
  - 5 bedrooms, 1 en-suite
    - 2 reception rooms
- Kitchen/breakfast room
  - Utility room
  - Garden
- Double garage
- Off street parking
- Prime location



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With space and light in abundance, this contemporary home is beautifully situated at the end of a quiet cul-de-sac. It is within walking distance of the mainline station, local shops and the popular St John's schools, including the prestigious Tunbridge Wells grammar schools.

The clean lines of its gently sloping roof offer spacious and flexible accommodation while its smart exterior, screened by mature trees, is fronted by a neat lawn, colourful flower bed and large driveway. A double garage directly at the side of the house is quite an unusual feature in this area, and extremely useful. It offers additional storage and parking space on the driveway for several cars.

The wide entrance hall is at the centre of the house with a variety of rooms opening off it, providing a versatile layout that is ideal for family life.

On the right, the living room is flooded with light from its French windows opening onto the garden. It's parquet flooring and fireplace add character and warmth and there is plenty of space for large family sofas to curl up in at the end of a long day.

Opposite are two bedrooms both with large front aspect windows. One of these is currently set up as a home office, although it could also be used as a family room. A shower room is conveniently placed along the hallway.

The kitchen/breakfast room is spacious with contemporary grey flooring contrasting beautifully with cream cabinets and black granite worktops. Glazed doors lead into the separate utility and dining rooms.

Climbing the stairs to the first floor, there are three bright and large double bedrooms. The master bedroom has a wealth of fitted wardrobes and a spacious en-suite with bath. A family bathroom completes the first floor.

The home's garden, laid mainly to lawn, has two separate patio areas and offers a leafy privacy that makes it perfect for relaxing in or entertaining.

The design, light and space of this home make it perfect for modern family living. A must-see!







Covered part opaque stained glass entrance door to:

Entrance hall with opaque front aspect windows, open tread stairs up to 1st floor, parquet flooring, storage cupboard, radiator and doors to:

**Living Room:** 17'8 x 12'6` rear aspect French doors, raised marble hearth and surround with inset wood burner stove and painted wooden mantle and radiator.

**Kitchen/breakfast room:** 14'8 x 11'11` side aspect window, tiled flooring and radiator. There is plenty of work top space, a selection of eye and base level units, space for a fridge/freezer and under counter space for a dishwasher. There is a stainless-steel sink with drainer, space for an oven and hob and a stainless-steel extractor. There is plenty of space for a table and chairs, a part glazed door out onto the terrace and glazed doors into:

**Utility room:** rear and side aspect windows with space and plumbing for appliances.

**Dining Room:** 10'6 x 7'1` rear aspect window, parquet flooring and radiator.

**Shower room:** opaque side aspect window, low level WC, pedestal hand wash basin, walk in shower cubicle and tiled walls and flooring.

**Bedroom 4:** 10'6 x 10'2` front aspect window, parquet flooring and radiator.

**Bedroom 5:** 12'6 x 10'2` Currently set up as a home office, front aspect window, parquet flooring and radiator.

Stairs to first floor into:

First floor landing with airing cupboard and doors to:

**Bathroom:** opaque front aspect window, wooden effect laminate flooring, panel enclosed bath with wall mounted shower over, pedestal wash basin, low level WC, tiled walls and heated towel rail.

**Master Bedroom:** 18'1 x 15` side aspect window, two double built in wardrobes with hanging rails and shelving, fitted cupboard, radiator and door to:

**En-suite bathroom:** side aspect window, panel enclosed bath with wall mounted shower, pedestal wash hand basin, low level WC, tiled walls and flooring and radiator.

**Bedroom 2:** 15` x 10'6` side aspect window and radiator.

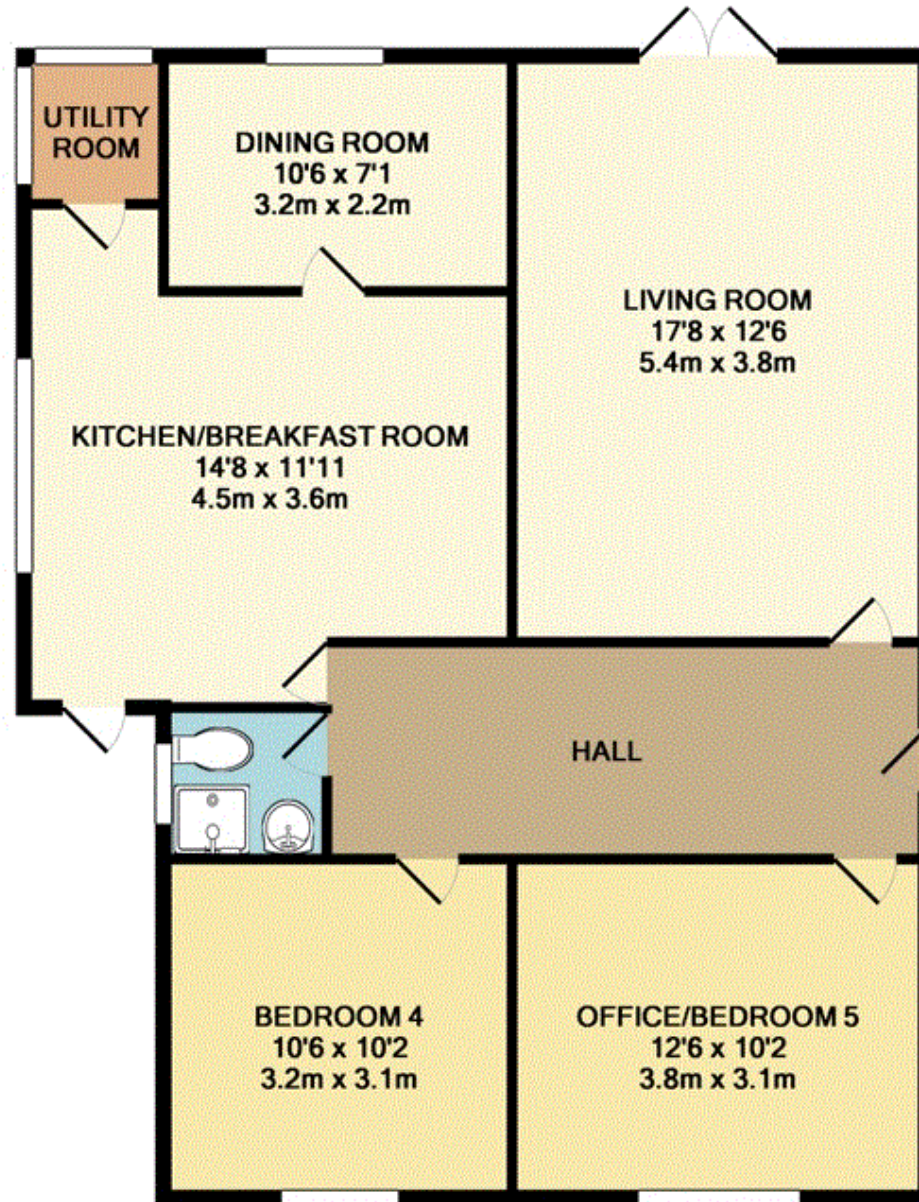
**Bedroom 3:** 18` x 17` side aspect windows and radiator.

**Outside:** to the front of the property is a block brick drive with parking for several cars with an area of lawn to the side fronted by flower beds and trees. To the rear is a garden laid mainly to lawn with mature shrubs and trees, a paved terrace area for entertaining and access to the front of the property.

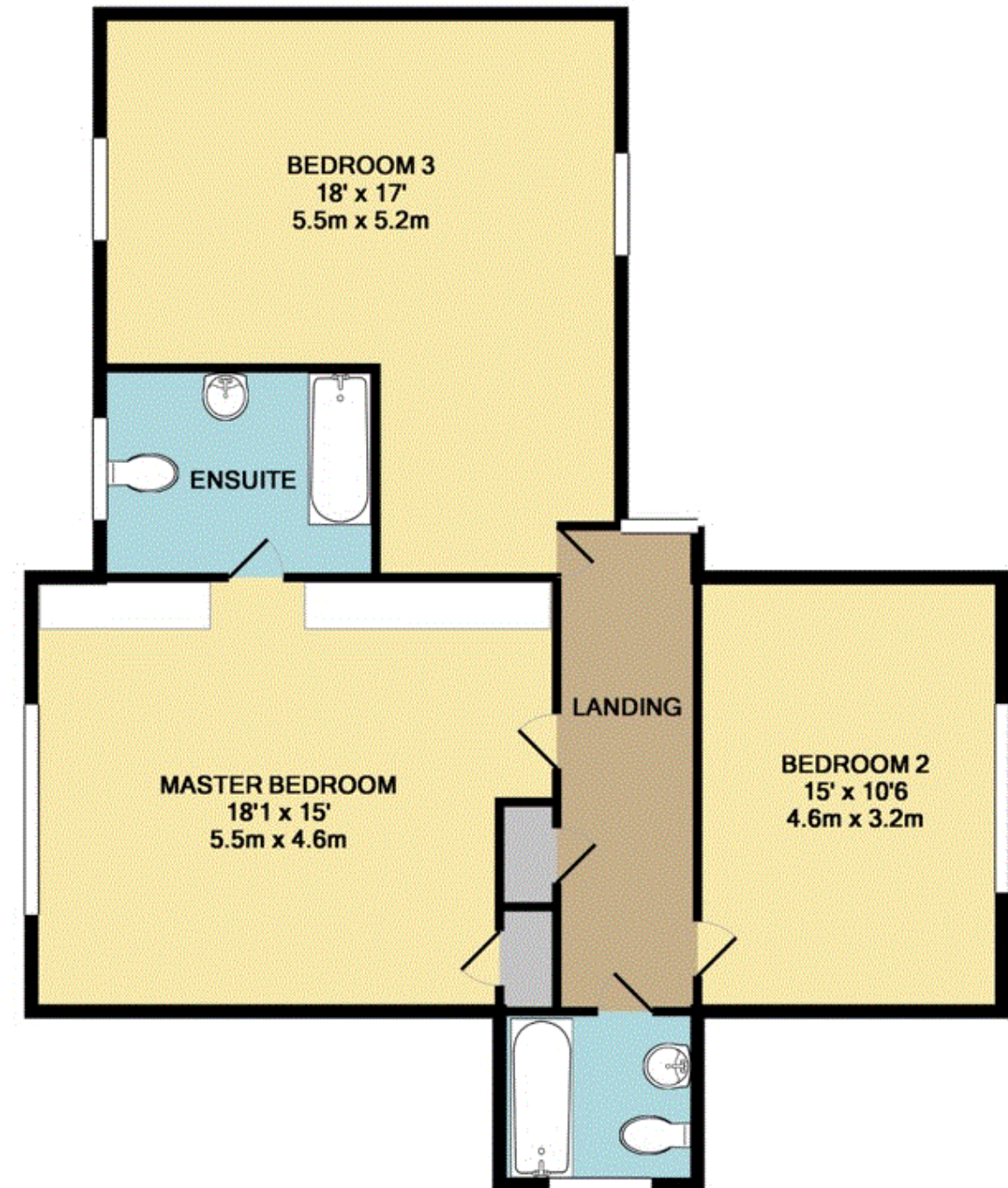
**Double garage:** up and over doors, electricity and lighting.



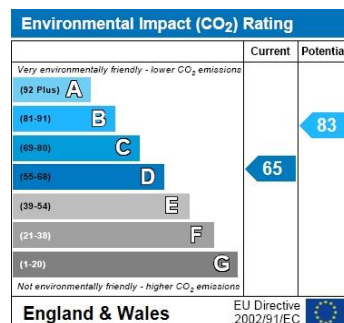
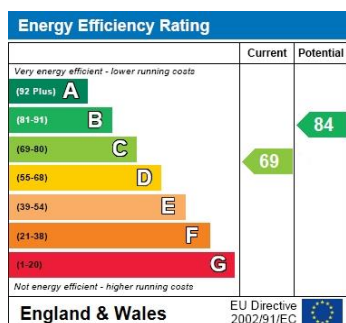




GROUND FLOOR  
APPROX. FLOOR  
AREA 872 SQ.FT.  
(81.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 895 SQ.FT.  
(83.2 SQ.M.)



TOTAL APPROX. FLOOR AREA 1767 SQ.FT. (164.2 SQ.M.)  
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#### General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band F (£2,354)

EPC: C (69)

**AREA INFORMATION:** Tunbridge Wells, steeped in royal history and architectural heritage, also provides a wealth of modern day shopping, entertaining and recreational facilities. As it is a mere 30 miles south of London and sits amidst glorious Kent countryside it is a highly sought after area for property owners. The historic Pantiles offers a vibrant al fresco café culture with independent boutiques stretching up to the old High Street. Your every shopping need is satisfied, however, as the more modern day Royal Victoria Place Shopping Centre offers comprehensive shopping facilities from department stores and national chains. Excellent local primary schools such as Holmewood House and Claremont School sit alongside the highly regarded and sought after girls` and boys` grammar schools. 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. Recreational amenities such as Dunorlan and Grosvenor Parks, Calverly Grounds, the Assembly Hall Theatre, Nevill Golf Club and St Johns Sports Centre offer an abundance of leisure facilities. With its two stations, Tunbridge Wells and High Brooms, Tunbridge Wells is a commuters dream as even in off-peak there are up to four trains an hour to London Charing Cross in 50-minute journey times or less. Finally, the M25 with its links to Gatwick and Heathrow Airports is accessible via the A21 which lies just north of Tunbridge Wells.





