

2a Sheffield Road, Southborough





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Unique Contemporary 4-Bedroom House

Accommodation Summary

- Semi-detached house
- 4 bedrooms, 1 en-suite
 - Stylish kitchen
 - Living/dining room
 - Modern bathroom
 - Courtyard garden
 - Off street parking
- New build guarantee
- Sought after village location



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A striking mixed exterior of painted render, red brick and zinc with grey aluminium windows makes this home stand out from the crowd, its design delivering space and light in abundance.

Set behind a smart off-street parking space for up to two cars, an entrance door to the side welcomes you in.

The hallway is fresh and modern with warm engineered oak flooring and carpeted stairs rising upwards immediately showcasing the home's contemporary, light filled interior.

Behind, sun streams into the spacious open plan reception/kitchen through its wall of bi-folds at the rear which glide effortlessly open extending the living space in the warmer months. There is plenty of room for furniture and it is the perfect space for relaxing and entertaining.

The streamlined kitchen area forms an open U space at the far end of the living room enabling you to chat to friends and family as you prepare dinner. Plenty of sleek white units topped with work surfaces are separated by the integrated appliances such as the NEFF oven, 4 ring gas hob and under counter fridge and freezer. A breakfast bar overhang provides room for bar stools and houses the washing machine.

Climbing the carpeted stairs to the first floor there are three bedrooms and a modern family bathroom, all decorated to an impeccable standard with a neutral palette that give a very tranquil feeling.

On the second floor the master bedroom suite has a contemporary, modern en-suite and a pair of bespoke triple wardrobes separated by chests of drawers, both of which add to the feeling of luxury that the room delivers on.

Outside a pretty enclosed courtyard provides the perfect space for summer entertaining and also benefits from front street access.

Set in a popular village location with local shops, restaurants and pubs on your doorstep, you also benefit from the village offerings of the cricket green, woodland walks and open countryside.

This home really does offer a luxury family lifestyle that you could move straight in and enjoy. 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!





Entrance door, which opens to:

Entrance hall: front aspect double glazed window, engineered oak wooden flooring with underfloor heating, under stairs storage cupboard and doors to:

Cloakroom: side aspect opaque double glazed window, low level WC, vanity unit with wash hand basin with mixer tap over and cupboard under and engineered oak wooden flooring with underfloor heating.

Kitchen: side aspect double glazed window, engineered oak wood flooring with under floor heating, electric Neff oven, Neff 4 ring gas hob, extractor fan, inset one and a half stainless steel sink with mixer tap over, integrated dishwasher, integrated under counter fridge, integrated under counter freezer and integrated washing machine. The kitchen has plenty of worktop space and a good selection of glossy white eye and base level units with a breakfast bar overhang.

Living/Dining Room: 15`1 x 23`1 rear aspect bi-fold doors and engineered oak wood flooring with under floor heating.

Stairs up to first floor landing with cupboard housing the water cylinder, radiator and doors opening into:

Bedroom 4: 6`1 x 10 rear aspect double glazed window and radiator.

Bedroom 2: 8`6 x 13`9 rear aspect double glazed window and radiator.

Bathroom: side aspect opaque double glazed window, panel enclosed bath with mixer tap over and wall mounted shower fitting, glass shower bath screen, vanity unit with wash hand basin with mixer tap over and drawer under, low level WC, heated towel rail, part tiled walls and tiled flooring.

Bedroom 3: front aspect double glazed window, wooden effect flooring and radiator.

Stairs up to second floor with front aspect double glazed window and door opening into:

Bedroom 1: 12`10 x 21`10 front aspect double glazed window, rear aspect opaque double glazed window, two sets of triple fitted wardrobes with hanging rails and shelves, 2 sets of chest of drawers with shelf over, radiators and door opening into:

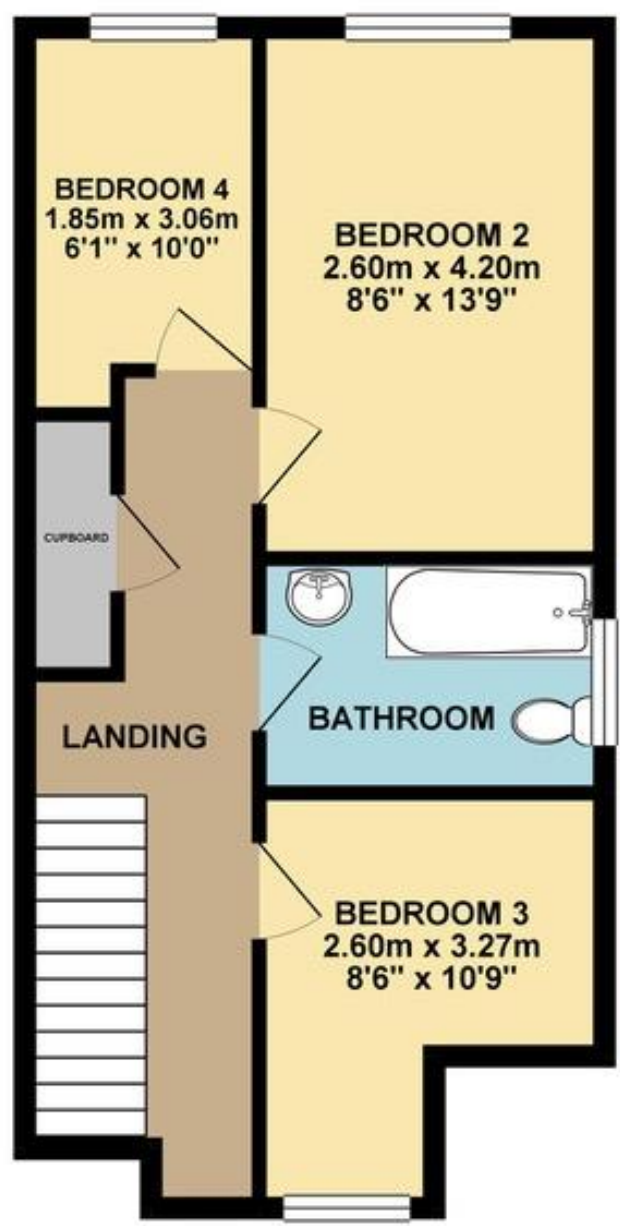
En-suite: rear aspect opaque double glazed window, low level WC, heated towel rail, shower cubicle with wall mounted shower attachment, vanity unit with wash hand basin with mixer tap over and drawer under, part tiled walls and tiled flooring.



GROUND FLOOR



1ST FLOOR



2ND FLOOR



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 Plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
85	87
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 Plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
86	88
England & Wales	
EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 114.00 sq. m. (1227.09 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Outside: To the front is a block brick off street driveway for 2 cars and a secure gate to the side providing rear garden access. To the rear is an enclosed courtyard with natural stone paving, raised stocked flower beds, a contemporary wooden fence with planting to the right boundary, close boarded fencing to the left perimeter, a painted brick wall to the rear and bin storage space to the side.

General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band F (£2,629.59) / EPC: B (85)

Area Information: Southborough is just a couple of miles outside the historic spa town of Tunbridge Wells. Southborough sits immediately to the north of Tunbridge Wells and just south of Tonbridge, with the A26 passing through it. Southborough's location allows easy access to the A21 which leads to the M25. Southborough Common, situated towards the Tonbridge end of the town, is a conservation area where cricket has been played for more than 200 years. Southborough Cricket Club is still very much a vibrant community club. If you're a runner or casual walker, the woodland area of the Southborough Common is a very beautiful space. The woodland area of Southborough Common, nestled behind St. Peters church, is a delightful broadleaf woodland featuring ancient and young trees sloping down to a stream. Secondary, independent, preparatory and private schools can be found in both Tunbridge Wells and Tonbridge, while Southborough has its very own primary school. Sheffield Road is also within the catchment areas for the main highly regarded and sought after Tunbridge Wells Grammar Schools. Tunbridge Wells is just over a mile away with big retail names. The nearest mainline station to Southborough is at High Brooms, about a mile away, with fast and frequent train services to London Charing Cross. There are also mainline stations on the same line at Tonbridge and Tunbridge Wells. Tonbridge Station is only 2.5 miles away and with two lines passing through it provides on average 34 trains a day from Tonbridge to London Bridge in as little as 35 minute journeys. The A21, which provides a direct link onto M25 and other motorways, is a few minutes' drive away from Southborough.





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