

30 Underwood Rise, Tunbridge Wells





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Stylish Immaculate 3-Bedroom House in Quiet Cul-De-Sac

Accommodation Summary

- Semi-detached house
- 3 bedrooms, 1 en-suite
- Master bedroom suite with dressing room
 - Living room
 - Kitchen/dining room
 - Modern bathroom
 - Garden
- Garage and off street parking
- Sought after location
- Close to mainline station and town centre



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Perfectly positioned a stone's throw from the Pantiles, the town centre and the station, this bright and welcoming home is tucked away on its quiet residential cul-de-sac, offering you the best of both worlds.

It is deceptively spacious, light and airy with a wonderful contemporary feel.

A brick exterior with gabled porch welcomes you into a neat hallway with a useful guest cloakroom.

On your left is the smart living room flooded with light from its large window. It is a very welcoming space with warm wooden effect flooring and ample room for large family sofas.

Behind is the streamlined kitchen/dining room which has plenty of wooden effect cabinetry topped off with contrasting work tops. A window is cleverly placed above the sink, letting you watch the children play in the garden as you wash up and a part glazed door gives garden access. It has an integrated AEG oven, 4 ring gas hob, stainless steel extractor and with space for other appliances and room for a table and chairs, it is a family's dream.

Climbing the carpeted stairs to the first floor you reach two bedrooms, one which is a graceful double with a fitted wardrobe, and a modern family bathroom.

A further flight of stairs takes you up to the luxurious master bedroom which benefits from a dressing room and a contemporary en-suite making it a restful retreat.

Outside at the rear is a private garden laid mainly to lawn with a large decked terrace, ideal for lazy summer afternoon BBQs.

There is also a garage for all your storage needs with parking in front.

This fabulous home delivers a contemporary style of living in a central location making it perfect for families with professional needs. A must see!





Opaque part glazed wooden entrance door, which opens to:

Entrance Hall: wooden effect flooring, radiator and doors opening into:

Cloakroom: front aspect opaque double glazed window, tiled walls and flooring, corner pedestal wash hand basin with mixer tap, low level WC and radiator.

Living Room: 15`4 x 12`11 front aspect double glazed window with views of the street, wooden effect flooring, open under stairs recess, radiator and door opening into:

Kitchen/Dining Room: 12`11 x 10`4 rear aspect double glazed window, rear aspect part glazed door opening into the garden, integrated AEG oven, 4 ring gas hob, stainless steel extractor fan above, space and plumbing for dishwasher, space and plumbing for washing machine, space for fridge/freezer, stainless steel 1 ¼ bowl sink with drainer and mixer tap over and wooden effect flooring. The kitchen has plenty of worktop space and a good selection of wooden effect eye and base level units, one which houses the boiler, an under-stair cupboard housing the fuse box with shelving and space for storage and room for a table and chairs.

Stairs up to first floor landing with front aspect double glazed window, airing cupboard housing the water cylinder with shelving for linen, radiator and doors opening into:

Bedroom 2: 10`9 x 9`5 rear aspect double glazed window with views of the garden, fitted double wardrobe with hanging rail and shelf and radiator.

Bathroom: P shaped panel enclosed shower bath with mixer tap, vanity unit with wash hand basin with mixer tap over and cupboard under, concealed cistern WC, part tiled walls, laminate flooring and radiator.

Bedroom 3: 9`6 x 6`6 front aspect double glazed window, wooden effect flooring and radiator.

Stairs up to second floor landing and door opening into:

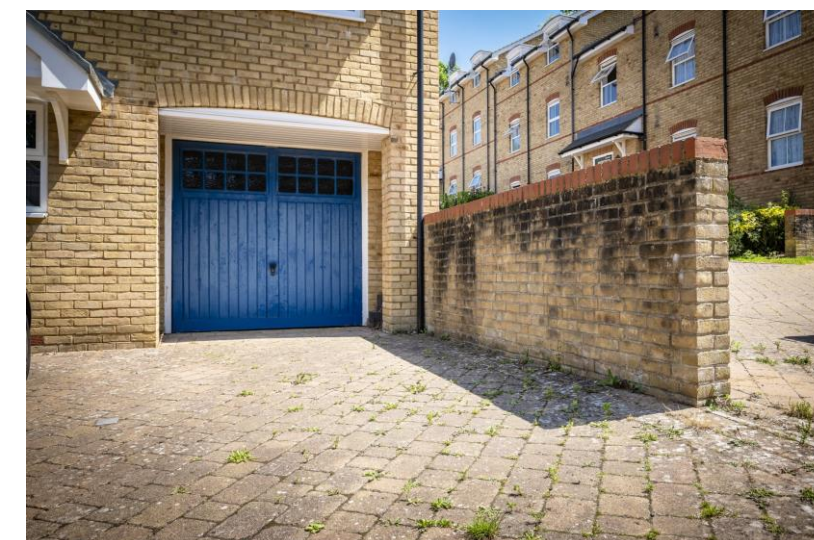
Master Bedroom/Bedroom 1: 12`4 x 9`8 front aspect double glazed window, ceiling loft access hatch, radiator and door opening into:

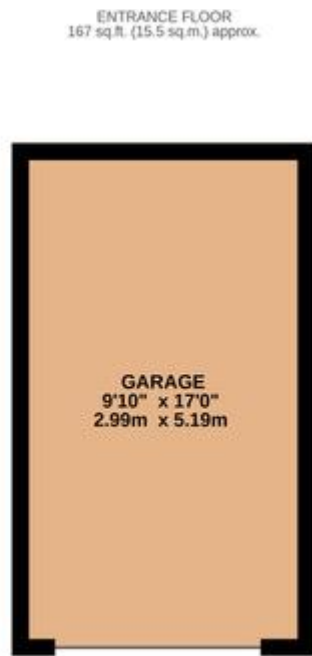
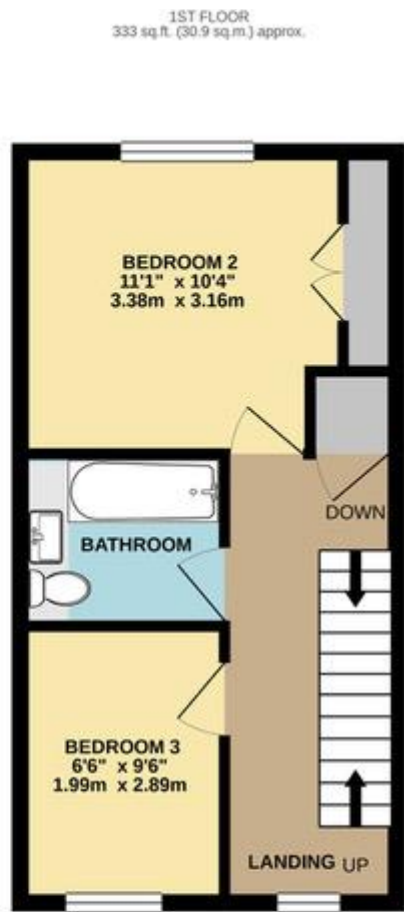
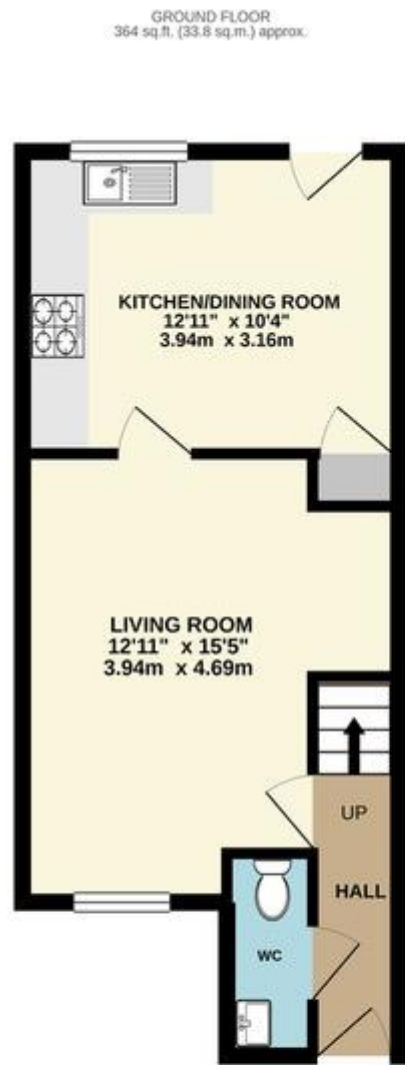
Dressing Room: with hanging rails, shelf and eaves storage.

En-suite: rear aspect Velux window, vanity unit with wash hand basin with mixer tap over and cupboard under, concealed cistern WC, laminate flooring, radiator and shower cubicle with wall mounted shower attachment.

Outside: To the front of the property are mature stocked flower beds and a paved pathway leading to the front door. To the rear is a garden fully enclosed on all sides by wooden close boarded fencing. It is mainly laid to lawn with stocked beds, a large decked terrace at the rear of the kitchen/dining room, a paved area at the rear and a gate for street access.

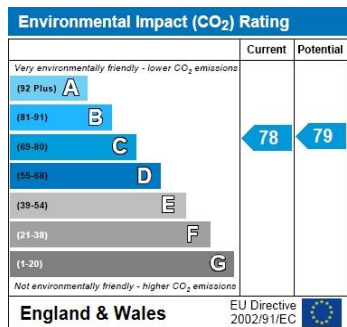
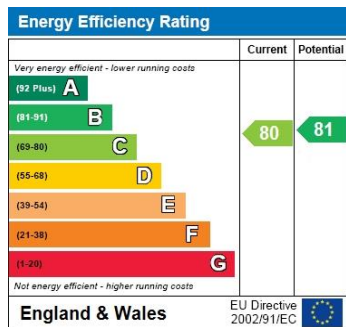
Garage: double doors and electricity with block brick driveway in front.





TOTAL FLOOR AREA : 969sq.ft. (90.0 sq.m.) 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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General:

Tenure: Freehold

Local Authority: Tunbridge Wells Borough Council

Private Road Service Charge: £58.00 P/A

Council Tax: Band E (£2,293.00)

EPC: C (80)

AREA INFORMATION: Tunbridge Wells, Kent

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. Local primary schools such as Broadwater County Primary School and The Mead 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 Calverley Grounds, the Assembly Hall Theatre, Dunorlan and Grosvenor Parks, 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.



