

16 Frankfield Rise, Tunbridge Wells





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Bright And Stylish 4-Bedroom Family Home

Accommodation Summary

- Detached house
 - 4 bedrooms
 - Living room
 - Kitchen
 - Dining room
 - Family room
 - Bathroom
 - Shower room
- Front and rear gardens
- Garage and off-street parking, with charging point for electric car



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This wonderful detached family home is a stone`s throw from the vibrant café culture of the Pantiles and within walking distance of the town centre and the mainline railway station. It is also in the catchment area for many of the first-class schools on its doorstep, making it the perfect home for families with professional needs.

The house is set back from the quiet road by a raised and enclosed front garden, its off-street driveway, with an electrical charging point, providing parking for two cars in front of the garage.

A wooden canopied porch draws you into a light reception hallway with a useful cloakroom with shower facilities.

The living room to the right is double aspect with a stone fireplace and wood burning stove making it a very welcoming space. The French doors to the front can lie open to extend the living space onto the paved terrace in the front garden.

Across the hallway is the dining room, conveniently placed next to the kitchen, benefitting from the light drenching the family room behind.

The well separated kitchen area forms an open U space enabling you to chat to friends and family as you prepare dinner. Plenty of stylish units topped with wooden work surfaces are separated by the integrated appliances whilst a window above the sink brings in more natural light.

To the side is the superb family room with rear bi-fold doors opening onto a decked terrace and an impressive glazed roof lantern enhancing the light filling the room.

Climbing the carpeted stairs to the landing you reach four bedrooms, all beautifully presented and light, three of which are generous doubles.

A modern family bathroom with shower over the bath and under lit vanity unit completes the floor.

Outside the garden is laid mainly to lawn with a large paved terrace perfect for alfresco dining. It is fully enclosed offering a safe sanctuary for kids and dogs and a garage delivers great storage space.

This beautifully proportioned family home delivers 21st Century living in an enviable location. A must see!



Canopied porch to entrance door, which opens into:

Entrance hall: front aspect opaque window, engineered wooden flooring, storage cupboard, radiator in decorative cover and doors opening into:

Shower Room: front aspect opaque window, concealed cistern WC, slimline vanity unit with wash hand basin with mixer tap over and cupboard under, shower enclosure with rainwater shower head, tiled flooring, part tiled walls and column radiator.

Living room: 11`9 x 19`1 rear aspect double glazed window, front aspect French windows opening into the garden, limestone fireplace with slate hearth and wood burning stove, radiator, radiator in decorative cover and engineered wooden flooring.

Kitchen/Dining Room: 11`10 x 19`2 front aspect double glazed window, fitted Samsung electric single oven plus a microwave combination oven in tall housing unit, 4 ring induction hob with stainless steel extractor fan, tiled splash backs, porcelain 1 ½ bowl sink bowl with waste disposal unit, pull out spray mixer tap over and drainer, integrated dishwasher, space for fridge/freezer and tiled flooring. The kitchen has plenty of wooden worktop space and a good selection of cream eye and base level units, one housing the boiler. The dining room has engineered wooden flooring, column radiators and opening into:

Family Room: 12`1 x 12`2 front, rear and side aspect double glazed windows, side aspect bi-fold doors, ceiling glazed roof lantern, column radiator and tiled flooring with electric underfloor heating.

Stairs up to first floor landing with rear aspect double glazed window, ceiling loft hatch up to part boarded fully insulated loft, airing cupboard housing the water cylinder with shelving for linen, fitted cupboard with shelving, wooden effect flooring, radiator and doors opening into:

Bedroom 1: 11`9 x 10`2 rear aspect double glazed window, fitted wardrobes, part mirrored, with hanging rails and shelving, open shelving, wooden effect flooring and radiator.

Bedroom 2: 11`10 x 9`10 side aspect double glazed window, wooden effect flooring and radiator.

Bedroom 3: 11`9 x 8`11 front aspect double glazed window, wooden effect flooring and radiator.

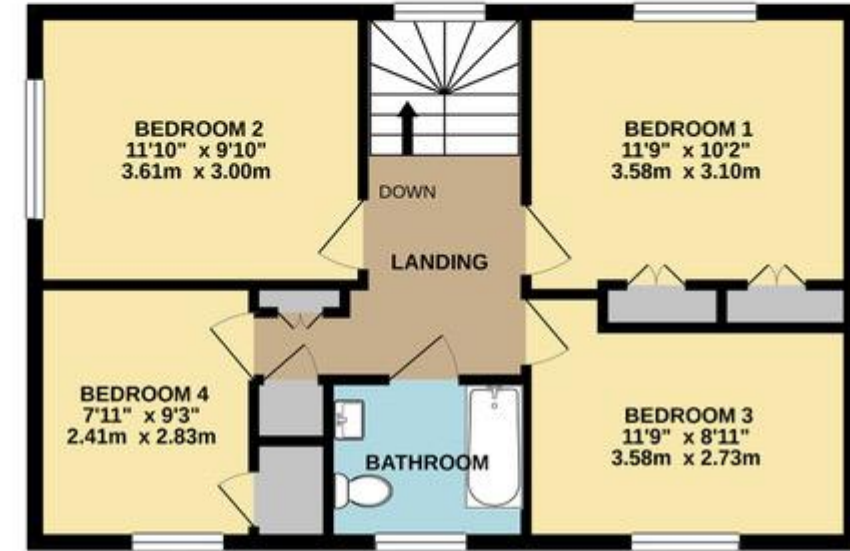
Bedroom 4: 7`11 x 9`3 front aspect double glazed window, fitted storage cupboard, wooden effect flooring and radiator.



GROUND FLOOR
698 sq.ft. (64.8 sq.m.) approx.

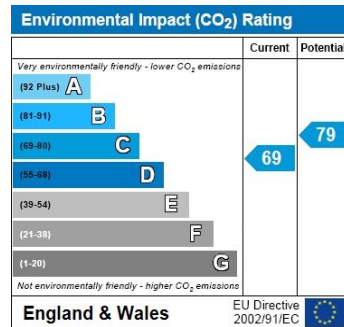
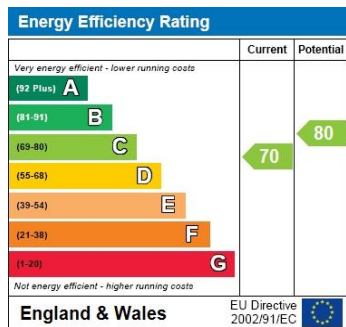


1ST FLOOR
564 sq.ft. (52.4 sq.m.) approx.



TOTAL FLOOR AREA : 1262 sq.ft. (117.2 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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Bathroom: front aspect opaque double glazed window, panel enclosed bath with glass shower screen, wall mounted shower attachment, wall mounted mixer tap, overhead rainwater shower head, floating shelf with under lighting and wash hand basin with mixer tap over and drawer under, concealed cistern WC, heated towel rail, part tiled walls, tiled flooring with underfloor heating.

Outside: The house is approached via a hard surface driveway with an electrical charging point and parking for two cars that front the garage. There is front perimeter hedging, wooden fenced perimeter and gate to the side giving access to a paved path leading up to the house. There is an area of lawn, paved terrace, side wooden gate, wood store, sleeper enclosed stocked flower beds and a shed. The rear garden is laid mainly to lawn with a paved terrace and a raised decked terrace backing onto the house. The garden is fully enclosed on all sides by close boarded fencing and there are stocked sleeper enclosed flower beds. A wooden gate leads to the driveway and front of the house. A paved pathway wraps around the rear of the house.

Garage: up and over door, lighting and electricity.

General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band F (£2,709.00)

EPC: C (70)



