

28 Woodland Way, Bidborough





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Bright Extended 3-Bedroom Family Home With Detached Double Garage

Accommodation Summary

- Semi-detached house
 - 3 bedrooms
 - Living room
- Home office/2nd reception room
 - Kitchen/dining/family room
 - Utility room
- Ground floor cloakroom
 - Garden
- Detached garage with off street parking
 - Sought after village location



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This fantastic family home is sat on an enviable corner plot of a quiet and friendly cul-de-sac, with a popular village location that delivers the perfect dynamic of excellent schools, superb transport links and a stunning rural back drop.

It has plenty of kerb appeal with its bay windows, handsome red brick and part hung tile exterior and a pretty walled front garden.

A part opaque glazed entrance door opens into the immaculate entrance hallway, with an under stair storage cupboard to keep the space clutter free.

Doors run off it at every angle creating a layout and flow ideal for family life.

To the left light pours into the living room through its large bay window overlooking the street. It is a welcoming space with a feature fireplace adding character and warmth in the colder months.

Behind is the spacious second reception room, that is currently set up as a home office. It is a very versatile space that could easily double as a guest room or children's playroom, and it benefits from garden access too.

Across the hallway is the superb kitchen/dining/family room that was created by the current owner. Its open plan layout makes it a fantastic space for both family living and entertaining and the dimensions cleverly define a dining and seating area.

It is wonderfully bright with a ceiling Velux, triple aspect windows and French doors that open into the garden. The kitchen area is beautifully finished and fully equipped. Light bounces off the granite counter tops that contrast beautifully with the cream eye and base level units that house the integrated Neff appliances. The island has plenty of storage and electrical sockets, perfect for baking.

Off the kitchen is a separate utility room with another sink for muddy paws and boots, storage cupboards and a glazed door that leads into the garden.

There is also access into the cloakroom and the hallway.

Climbing the stairs to the first floor there are three bedrooms, two of which are generous doubles, and all benefitting from fitted wardrobes.

A modern bathroom with separate shower cubicle completes the floor and there is access into a loft, with development potential.

Outside, the enclosed rear garden offers a safe sanctuary for pets and children and is neatly laid to lawn with close boarded fencing at all perimeters. There is paved terracing for summer dining and pedestrian access into the detached garage at the rear.

There is off-street parking in front of the garage, which has lighting and electricity and two sets of double doors to the front. It offers wonderful storage, but it could also potentially be converted into a home office or gym. There is also a bike shed.

With further opportunities to extend, a quiet village location and all your first-class schooling and transport needs on your doorstep, this is the perfect family home. A must see!



Part opaque glazed entrance door, which opens into:

Entrance Hall: opaque front aspect windows, under stairs storage cupboard, radiator and doors opening into:

Living Room: 12'10 x 15'1 front aspect double glazed bay window, fireplace with wooden mantle, granite hearth and surround and gas fire insert and radiator.

Home Office/2nd Reception Room: 10'7 x 13'11 rear aspect double glazed windows, rear aspect glazed door opening into the garden and radiator.

Kitchen/Dining/Family Room: 12 x 27'3 front aspect double glazed bay window, side and rear aspect double glazed windows, side aspect French doors opening into the garden, rear aspect Velux window, Amtico wood flooring with underfloor heating and radiator. The kitchen has a good selection of cream eye and base level cupboards with granite counter tops, pull out bin, integrated fridge/freezer, integrated Bosch dishwasher (new), integrated Neff combination oven/grill, integrated Neff Pyrolytic oven, integrated Neff warming drawer, Neff 4 ring induction hob, Neff stainless steel extractor, stainless steel sink with mixer tap and drainer and island with storage and electrical points.

Utility Room: 7'7 x 9'11 rear aspect double glazed window, rear aspect glazed door opening into the garden, eye and base level units, wall cupboard housing the Worcester boiler, space and plumbing for appliances, sink with drainer and mixer tap, wood flooring and door opening into:

Cloakroom: low level WC and vanity unit with slimline wash hand basin with mixer tap over.

Stairs up to first floor landing with side aspect double glazed window, ceiling loft access hatch and doors opening into:

Bedroom 1: 11 x 15'1 front aspect double glazed bay window with views of the front garden and street, fitted single wardrobe with hanging rail and shelf, fitted double wardrobe with shelving and hanging rail and radiator.

Bedroom 2: 11 x 13'10 rear aspect double glazed window with views of the rear garden fitted single wardrobe with hanging rail and shelf, fitted double wardrobe with shelving and hanging rail and radiator.

Bedroom 3: 7'3 x 9'7 front aspect double glazed window overlooking the front garden and street, fitted double wardrobe with hanging rail and shelf and radiator.

Bathroom: rear aspect double glazed opaque window, panel enclosed bath with mixer tap and hand held shower attachment, vanity unit with cupboard under and wash hand basin with mixer tap over, low level WC, shower cubicle with wall mounted Aqualisa shower, fitted cupboard, part tiled walls, tiled flooring and heated towel rail.

Outside: To the front of the property is a low brick wall with a metal gate opening onto a hard surface pathway leading to steps up to the front entrance door with an area of lawn and stocked flower beds with mature planting at the perimeters. A side wooden gate gives rear garden access which is fully enclosed by a mix of wooden fencing and walled perimeters with the detached double garage at the rear. It is laid mostly to lawn with a paved pathway at the rear of the house, a circular paved terrace, some stocked mature flower beds and a side gate giving street access.



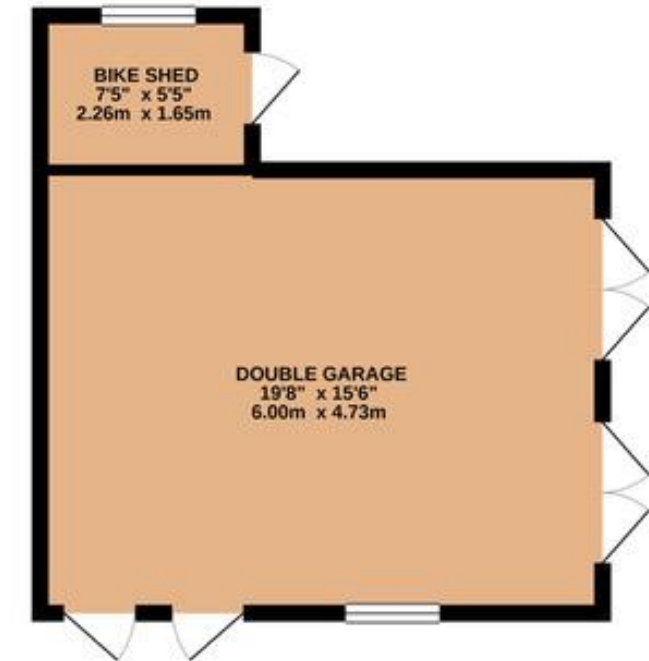
GROUND FLOOR
827 sq.ft. (76.9 sq.m.) approx.



1ST FLOOR
508 sq.ft. (47.2 sq.m.) approx.



ENTRANCE FLOOR
346 sq.ft. (32.1 sq.m.) approx.



TOTAL APPROX AREA EXCLUDING GARAGE & BIKE SHED 124.1 SQM

TOTAL FLOOR AREA : 1682 sq.ft. (156.2 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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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	55	69
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Double Garage: 19`8 x 15`6 two sets of front aspect doors, side aspect window and pedestrian door into the garden, lighting and electricity.

Bike Shed: 7`5 x 5`5

General:
 Tenure: Freehold
 Local authority: Tunbridge Wells Borough Council
 Council tax: Band E (£2,405.00)
 EPC: D (55)

Area Information: Bidborough, Tunbridge Wells, Kent

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 30 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.



