

# 15 Rosehip Lane, Tunbridge Wells







# 15 Rosehip Lane, Tunbridge Wells TN2 3XU

*Stylish Contemporary 2-Bedroom House in Sought After Development*

## **Accommodation Summary**

- End of terrace house
- Open plan kitchen/dining/living room
- High end kitchen appliances and bespoke upgrades
  - Cloakroom
  - 2 double bedrooms
  - Modern bathroom
  - South facing garden
- Allocated parking space
- Popular Knights Wood development
- Close to the A21 with easy access to the M25



**Tel: 01892 514 189**

55 London Road, Southborough, Tunbridge Wells, Kent TN4 0PB

natalie@flyingfishproperties.co.uk

www.flyingfishproperties.co.uk





This fantastic home is set on the popular Knights Wood development with shopping facilities, a health club and cinema nearby, its own Primary School and a backdrop of protected woodland.

Spacious, bright and decorated to an impeccable standard, a smart exterior of red brick and painted weatherboarding welcomes you in.

The entrance hallway, with warm Amtico wooden flooring, has a useful guest cloakroom.

On the right is the fantastic open plan kitchen/living/dining room.

At the front, the streamlined kitchen forms an open U space enabling you to chat to friends and family as you prepare dinner. A contemporary mix of glossy and bespoke units topped with Silestone quartz counter tops separate the integrated appliances such as the Neff oven, slimline dishwasher and washer dryer. The window is cleverly placed above the sink, flooding the room with light.

Behind, sun streams into the spacious open plan living/dining room through its French doors at the rear, which can lie open extending the living space into the garden in the warmer months. There is plenty of room for furniture and it is the perfect space for relaxing, dining and entertaining.

Climbing the stairs to the first floor, there are two double bedrooms, both brightened by large windows. The principal bedroom benefits from a wall width of mirrored wardrobes and an over stair storage cupboard.

A modern bathroom with shower over the bath and a window providing natural light completes the floor.

Outside to the rear, a sunny south facing garden is wonderfully low maintenance with a mix of paved and decked terraces providing plenty of space for alfresco dining and entertaining. It is fully enclosed, making it a safe sanctuary for pets and children, with a gate at the rear giving access to the home's allocated parking space.

This immaculate home offers a luxury lifestyle that you could move straight in and enjoy. A must see!







**Covered entrance door, which opens into:**

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

**Cloakroom:** low level WC, wall hung wash hand basin with mixer tap, Amtico wooden effect flooring and radiator.

**Kitchen:** 10`6 x 11`6 front aspect double glazed window over 1 ½ stainless steel sink with mixer tap over, integrated Neff slimline dishwasher, integrated Neff fridge/freezer, integrated Neff washer/dryer, integrated Neff oven, integrated Bosch 4 ring induction hob with extractor hood above, eye and base units with plenty of Silestone quartz work top space, Amtico wooden effect flooring and opening into:

**Living/Dining Room:** 13`10 x 16 rear aspect double glazed windows with integrated blinds, rear aspect French doors with integrated blinds opening into the garden, Amtico wooden effect flooring, radiator and under stair storage cupboard.

**Stairs up to first floor landing with ceiling loft access hatch and doors opening into:**

**Bedroom 1:** 13`11 x 9`8 front aspect double glazed window, wall of fitted mirrored sliding door wardrobes with internal hanging rails and shelving, over stair storage cupboard with shelf and radiator.

**Bedroom 2:** 13`11 x 9`9 rear aspect double glazed window and radiator.

**Bathroom:** side aspect opaque double glazed window, panel enclosed bath with mixer tap, wall mounted shower attachment and glass shower screen, wall hung wash hand basin with mixer tap, concealed cistern WC, part tiled walls, tiled flooring and heated towel rail.

**Outside:** To the front of the property is a paved pathway, with an area of lawn and stocked flower beds either side, leading to the entrance door and to the side of the property, which wraps around to the rear and the allocated parking space. To the rear, the garden is fully enclosed by wooden fencing, with a gate giving access to the parking space. It has a mix of paved and decked terracing.

**General:**

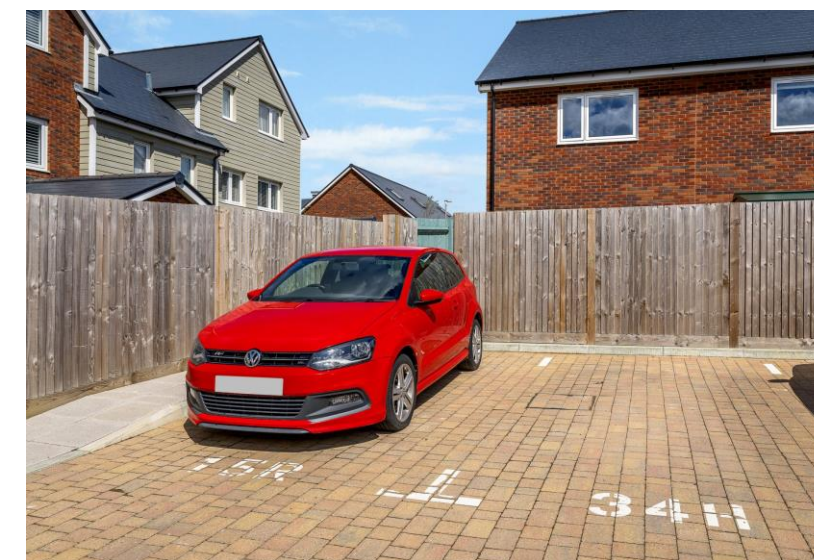
Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Estate Service Charge: £350.00 P/A

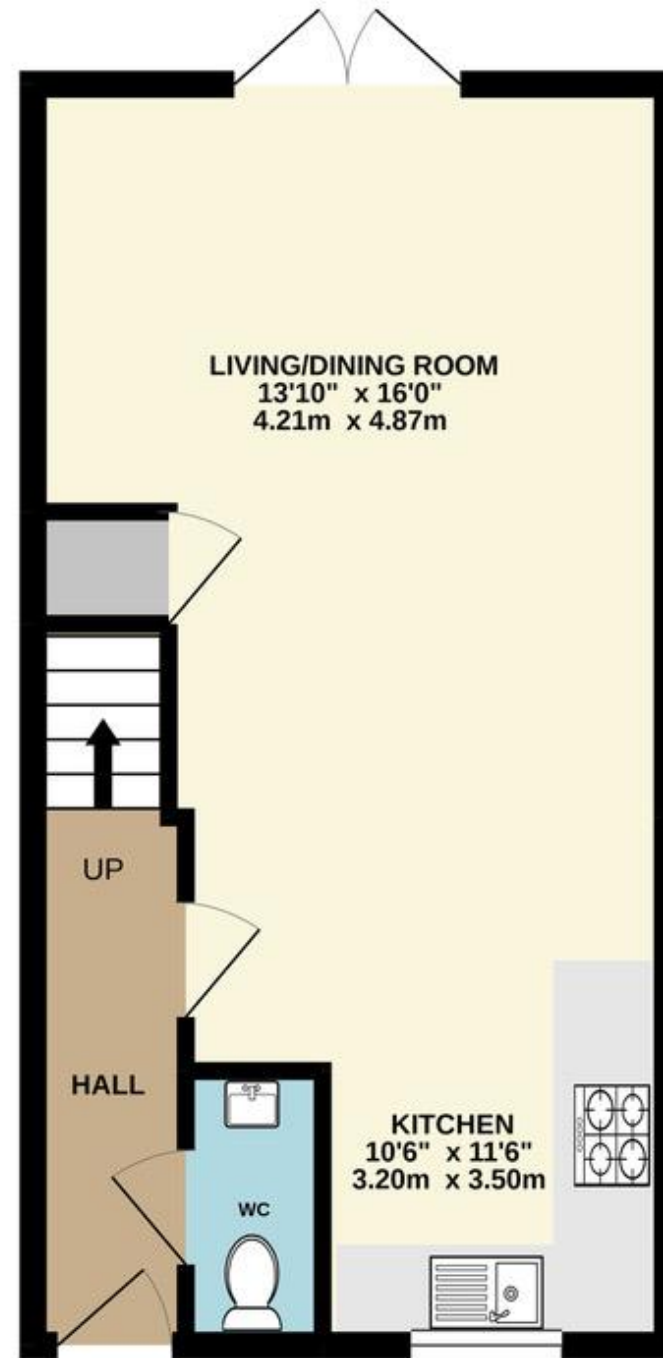
Council tax: Band D (£1,968.00)

EPC: B (83)

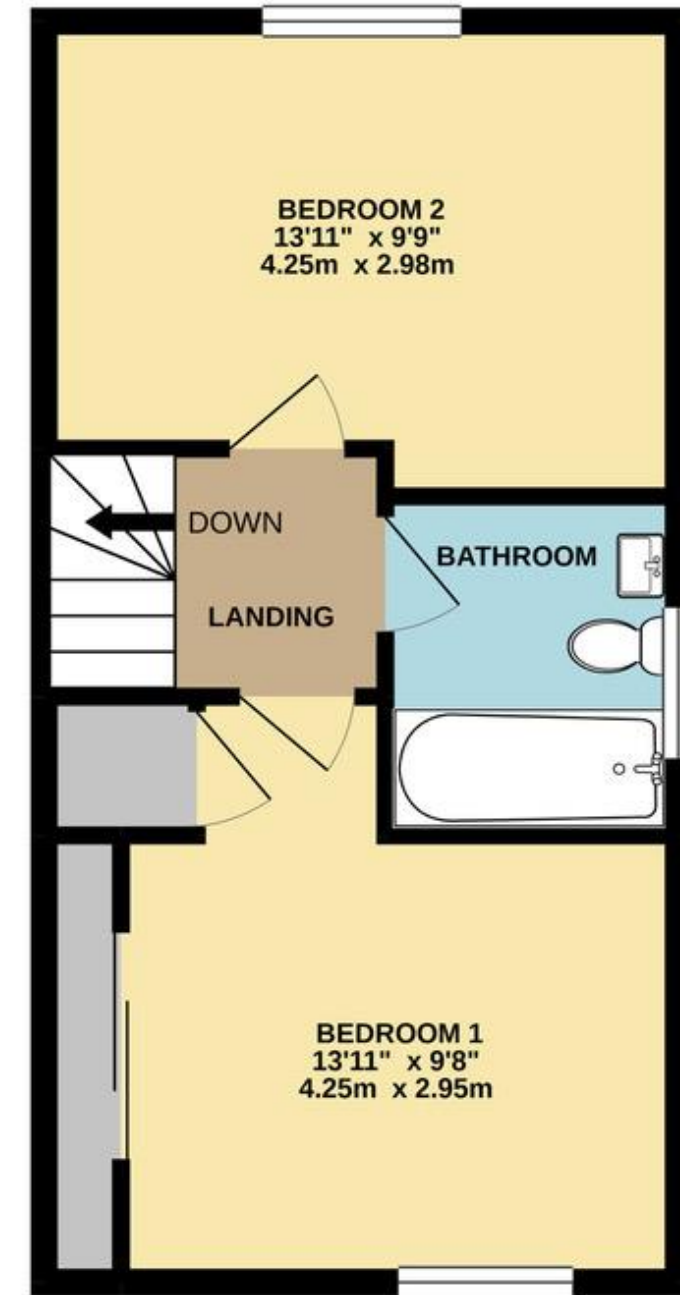




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 761sq.ft. (70.7 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) <b>A</b>		96
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





**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. There is also a great variety of shopping and eateries at the Kingstanding Business Park on Longfield Road just a short drive away, including M& S Home and John Lewis.

Excellent local primary schools such as Skinners Kent Primary, St Matthew's and St John's Primary Schools 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, Calverley Grounds, the Assembly Hall Theatre, Nuffield Health Club, Odeon Cinema, Hollywood Bowling Alley, Nevill Golf Club and St Johns Sports Centre offer an abundance of leisure facilities. There is also the Knights Park Leisure Centre close by with a cinema, gym and bowling alley in its complex.

With its two stations, High Brooms which is only 1.3 miles from the house and Tunbridge Wells, Tunbridge Wells is a commuter 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. There is also a luxury coach service (Centaur), that drops and collects a short walk from Rosehip Lane, straight to Canary Wharf, the City, Embankment and other central London destinations. It is half the cost of rail travel enabling you to slumber or work using its Wi-Fi connectivity as you travel.



