

14 Rosehip Lane, Tunbridge Wells





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Stylish Contemporary 2-Bedroom House in Sought After Development

Accommodation Summary

- Mid-terrace house
- Open plan kitchen/dining/living room
 - High end kitchen appliances
 - 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 red brick exterior welcomes you in.

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

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

At the front, the streamlined kitchen forms an open U space with a breakfast bar enabling you to chat to friends and family as you prepare dinner. A contemporary mix of glossy and wooden effect 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 completes the floor.

Outside to the rear, a sunny south facing garden is wonderfully low maintenance with a paved terrace providing plenty of space for alfresco dining and an area of lawn to play on. 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 part opaque glazed 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 x 9'10 front aspect double glazed window over 1 ½ stainless steel sink with mixer tap and drainer, integrated Neff slimline dishwasher, integrated Neff fridge/freezer, integrated Neff washer/dryer, integrated Neff oven, integrated Bosch 4 ring induction hob with Bosch extractor hood above, eye and base units, one housing the combination boiler, Silestone quartz work top space, breakfast bar with space for 2 bar stools, tiled splashback, Amtico wooden effect flooring and opening into:

Living/Dining Room: 13'8 x 27'6 rear aspect double glazed windows, rear aspect French doors opening into the garden, Amtico wooden effect flooring, radiators and under stair storage cupboard.

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

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

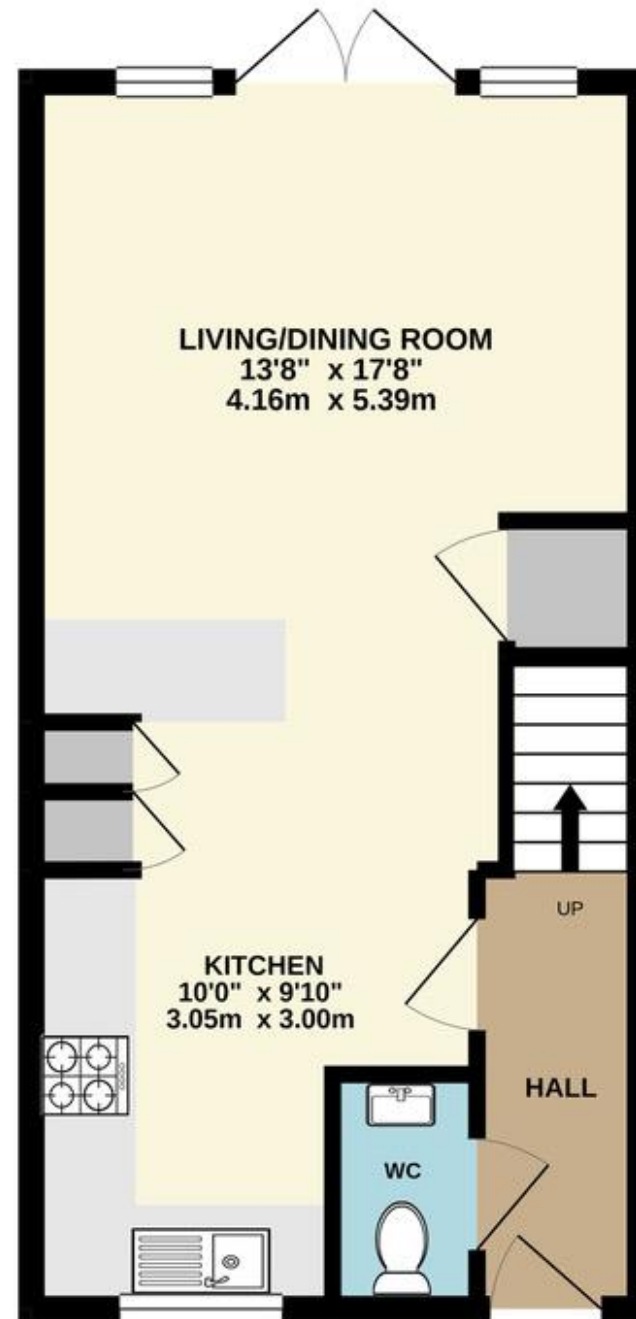
Bedroom 2: 13'8 x 9'10 rear aspect double glazed window and radiator.

Bathroom: panel enclosed bath with wall mounted mixer taps, wall mounted shower attachment and hinged glass shower screen, wall hung wash hand basin with mixer tap, concealed cistern WC, vanity shelf, mirrored wall cabinet, wall mirror, part tiled walls, tiled flooring and heated towel rail.

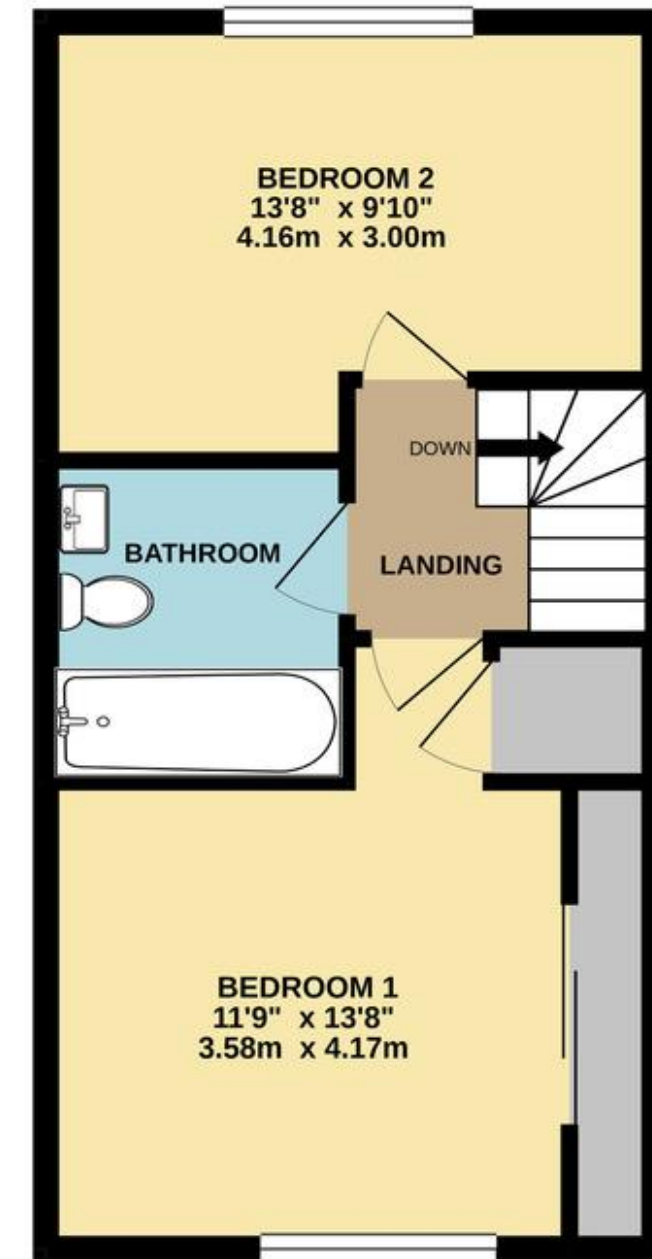
Outside: To the front of the property is a block brick pathway which leads to the paved pathway in front of the door, with a decorative pebbled area to the side. To the rear is a south facing paved terrace and area of lawn fully enclosed by wooden fencing with a paved pathway leading to a rear wooden gate with access to the allocated parking space.



GROUND FLOOR
376 sq.ft. (34.9 sq.m.) approx.



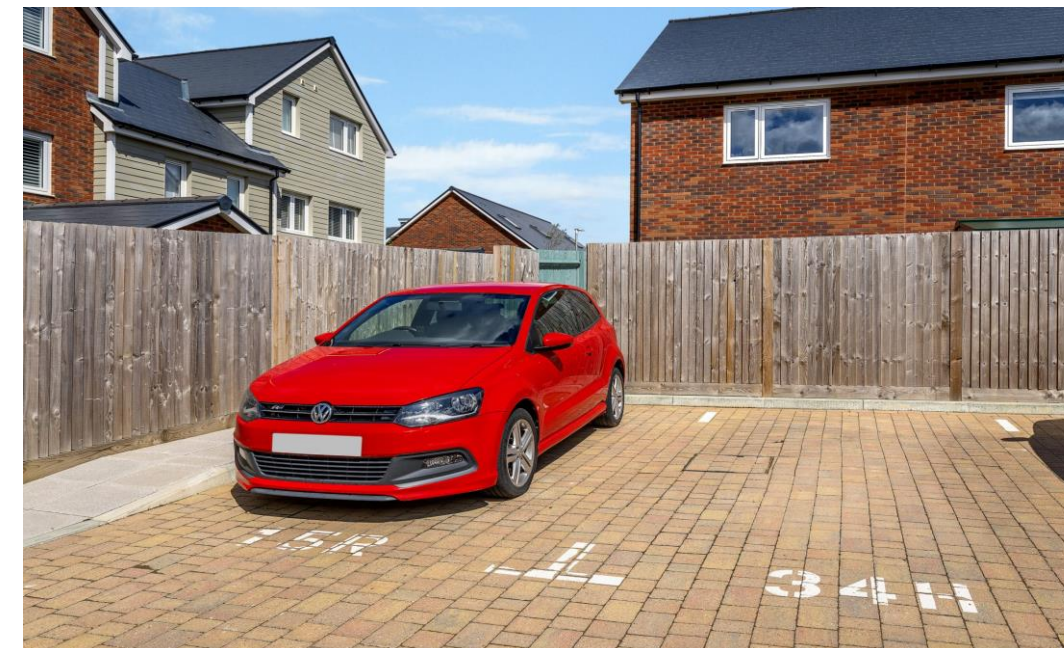
1ST FLOOR
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 752 sq.ft. (69.9 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		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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 (84)

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. 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 and Skinners Kent Academy Secondary School. With a number of additional exceptional state secondary schools in its borough and the renowned Tonbridge and Sevenoaks Schools on its doorstep, parents are 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. Knights Wood, which sits just behind the property, has 200 acres of countryside to enjoy, with cycle tracks running throughout. 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. A shuttle bus runs between Knights Wood and High Brooms Station every 20 minutes.

