

18 Colbran Way, Tunbridge Wells





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Bright Spacious 4-Bedroom Link Detached House in Private Development

Accommodation Summary

- Link detached house
- 4 double bedrooms, 1 en-suite
 - Living room
 - Dining room
 - Stylish kitchen
 - Modern bathroom
 - Pretty garden
- Garage and driveway parking for up to 4 cars
- Use of private recreational ground and woodland walks
- Close to popular schools and excellent transport links



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This fantastic house, surrounded by leafy woodland, is set at the end of a quiet cul de sac, in an idyllic semi-rural setting.

Nestled between two pretty villages, both with sought after primary schools, you also benefit from the tranquil offerings of a private green, woodland walks and nearby open countryside. However, you have the best of both worlds, as you are also perfectly positioned for easy access into Tunbridge Wells with its extensive shopping facilities and fast rail connections into central London.

The house itself offers contemporary living within a private development, with a layout and flow that are ideal for family life.

An attached garage fronts a block brick driveway, with an additional gravelled driveway to the side, offering parking for up to four cars.

The canopied entrance door opens into a light and spacious hallway, with a useful guest cloakroom and under stair storage cupboard.

First on the right is the spacious living room which is flooded with natural light from its double aspect windows. There is plenty of room for large sofas and the French doors at the rear bring in glorious garden views.

Opposite is the fabulous kitchen/breakfast room with glazed doors opening into the conveniently placed dining room at the front. The doors can be closed for a more intimate dining experience or lie open creating a social space for entertaining and family living.

The streamlined kitchen is light and spacious with plenty of Shaker style eye and base level cupboards topped with contrasting granite countertops that separate integrated appliances. With so much space, it is a cook's dream. Double doors to the side give garden access while a cleverly placed sink under the window lets you watch the kids play as you prepare dinner.

Climbing the stairs to the first floor, four double bedrooms lead off the spacious landing, brightened by its mid-height arched window. Bedroom three, is currently used as a home office, and the principal bedroom has a suite of fitted furniture and a modern en-suite shower room.

The immaculate family bathroom with a panel enclosed bath with shower over completes the first floor.

Outside, the enclosed rear garden offers a safe sanctuary for pets and children and is a visual delight with different levels of paved terracing, low maintenance artificial grass, gravelled and paved seating areas and pretty stocked flower beds. It is south facing, so wonderfully sunny, and has a greenhouse, street access and pedestrian access into the garage too.

Just a few minutes' walk away a wonderful private green and meandering woodland walks through Rusthall Common, are also provided for the exclusive use of the development's residents.

This home really does offer a family lifestyle that you could move straight in and enjoy. A must see!





Canopied entrance door, which opens into:

Entrance Hall: tiled flooring, radiator, under stair storage cupboard with burglar alarm control box and doors opening into:

Cloakroom: front aspect opaque double glazed window, tiled flooring, low level WC, pedestal wash hand basin with mixer tap over, radiator and wall mounted fuse box.

Reception 1/Living Room: 19'3 x 11'5 front and rear aspect double glazed windows, rear aspect French doors opening into the garden and radiator.

Reception 2/Dining Room: 11'1 x 10'10 front aspect double glazed window, radiator, double glazed doors opening into:

Kitchen/Breakfast Room: 16'2 x 11'1 rear aspect double glazed window, side aspect French doors opening into the garden, integrated double ovens, 4 ring hob, pull out extractor hood, glass splashback, inset stainless steel sink with mixer tap over, integrated dishwasher, integrated fridge/freezer, integrated washing machine, tiled flooring and radiator. The kitchen has plenty of granite worktop space and a good selection of Shaker style cream eye and base level units.

Stairs up to first floor landing with mid height double glazed arched window with shutters, ceiling loft access hatch into insulated loft, airing cupboard housing the water cylinder with shelving for linen, radiator and doors opening into:

Principal Bedroom: 14'9 x 11'1 rear and side aspect double glazed windows, fitted dressing table with glass top and drawers, 2 double fitted wardrobes with double hanging rails, shelves and drawers, 2 fitted chests of drawers with glass tops, radiator and door opening into:

En-Suite: side aspect opaque double glazed window, low level WC, walk in shower cubicle with wall mounted shower attachment, pedestal wash hand basin with mixer tap over, heated towel rail, tiled walls and flooring.

Bedroom 2: 11'5 x 10'2 rear aspect double glazed window, fitted double wardrobe with double hanging rails and radiator.

Bedroom 3: 11'1 x 9'7 front aspect double glazed window, fitted cupboard with shelving and radiator.

Bedroom 4: 11'5 x 9'1 front aspect double glazed window, fitted wardrobe with hanging rail and drawers and radiator.

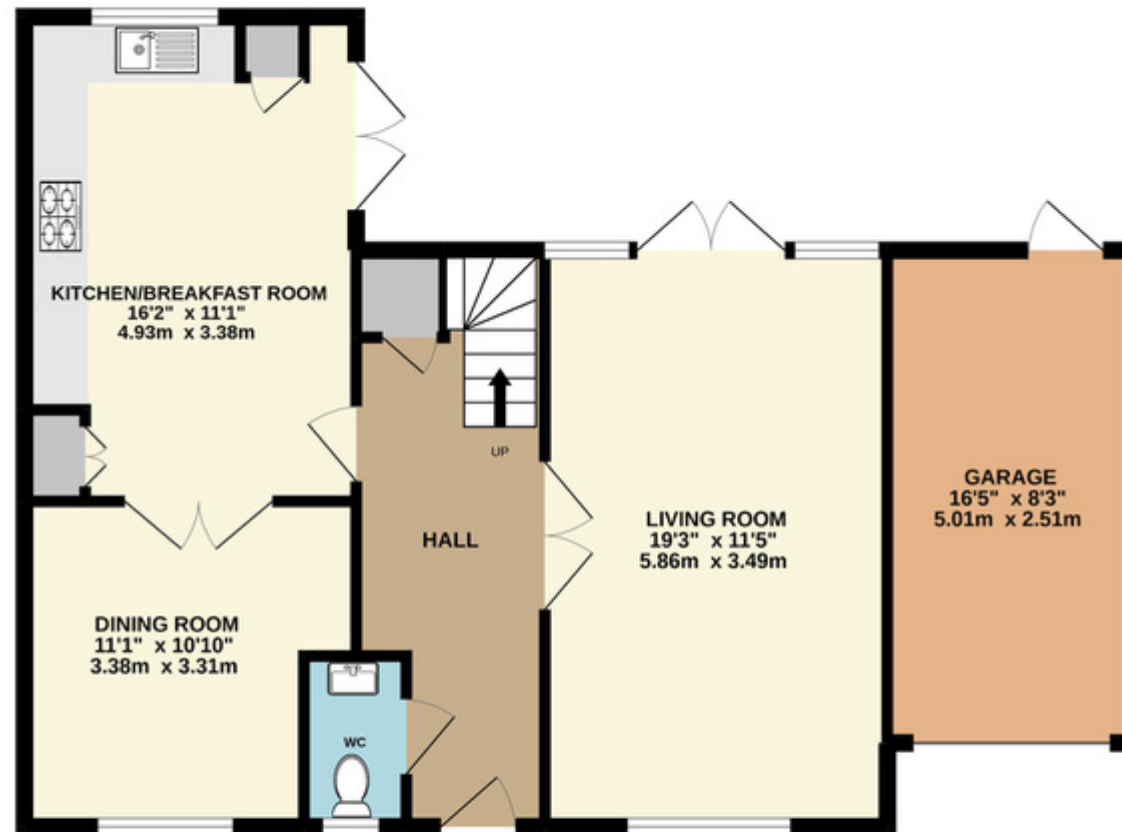
Bathroom: front aspect opaque double glazed window, low level WC, panel enclosed bath with mixer taps, hand held shower attachment and glass shower screen, pedestal wash hand basin with mixer tap, heated towel rail, tiled walls and tiled flooring.

Outside: To the front is a block brick driveway with a decorative gravelled flower bed with a tree and some planting close to the house. To the left side is a further gravelled driveway and stocked flower beds and a tree. A paved pathway leads to the wooden side gate for rear garden access. To the rear is a south west facing garden with a paved terrace, paved steps up to a area of artificial lawn, a gravelled seating area, a further raised paved area, a greenhouse and stocked flower beds. It is fully enclosed by close boarded wooden fencing with rear pedestrian access into the attached garage. There is use of a private green a few minutes` walk away and woodland pathways that lead into Rusthall Common woodland to the side.

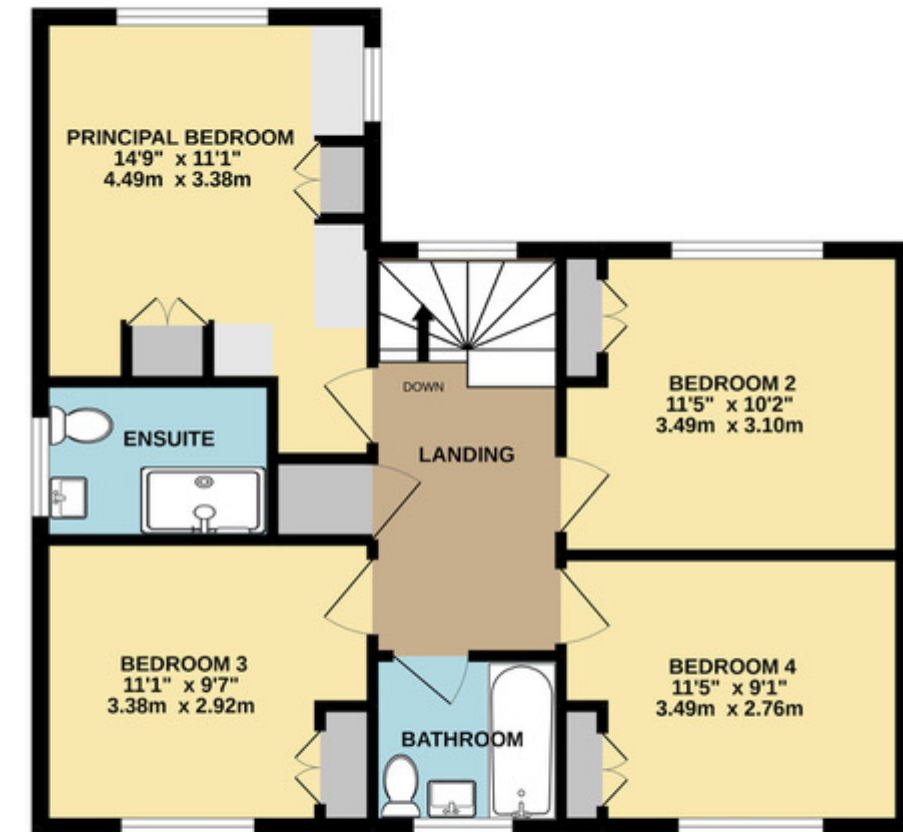
Garage: 16'5 x 8'3 front aspect up and over door, rear aspect opaque part glazed pedestrian door into the rear garden, lighting, and electricity.



GROUND FLOOR
639 sq.ft. (59.4 sq.m.) approx.



1ST FLOOR
640 sq.ft. (59.5 sq.m.) approx.



TOTAL FLOOR AREA : 1280 sq.ft. (118.9 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	84
England & Wales		
EU Directive 2002/91/EC		



General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band F (£2,932.93)

EPC: C (75)

Private Development Service Charge: £262.56 (6 monthly)

Management Company: First Port Property Services Management Company

Fibre Optic Broadband throughout

AREA INFORMATION: Tunbridge Wells, Kent

The property is set on the outskirts of a charming semi-rural village, approximately 2 miles to the west of Tunbridge Wells town centre. The village itself has its own local convenience stores, popular primary school, pubs, and a cricket green. It also benefits from open countryside and sprawling woodland on its doorstep. Tunbridge Wells, steeped in royal history and architectural heritage, provides a wealth of modern-day shopping, entertaining and recreation 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. Tunbridge Wells' historic Pantiles offers a vibrant al fresco café culture with independent boutiques stretching up to the old High Street. Your every shopping need can also be met by the comprehensive range of department stores and national chains at the Royal Victoria Place Shopping Centre. Excellent local primary schools such as Langton Green Primary, Rusthall St Paul's Primary, and Holmewood House sit alongside the highly regarded and sought-after girls' and boys' grammar schools. With a number of exceptional state secondary schools in the borough and the nearby Tonbridge and Sevenoaks Schools, parents are definitely spoilt for choice. Recreational amenities include Dunorlan and Grosvenor Parks, Calverley Grounds and the Assembly Hall and Trinity theatres. Nevill Golf Club, St Johns Sports Centre and local rock climbing offer an abundance of sporting facilities. Tunbridge Wells mainline station, which is approximately 1.5 miles away, has a fast and frequent train service into central London. A commuter's dream, as even in off-peak, there are up to four trains an hour to London Charing Cross in a 50-minute journey times or less. Road links to the M25, Gatwick and Heathrow Airports are accessible via the A21 which lies just north of Tunbridge Wells.





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