

Nonsuch, Laurel Bank, Tunbridge Wells





Nonsuch, Laurel Bank, Tunbridge Wells TN4 0DG

Bright spacious 6-bedroom family home with glorious gardens in sought after location

Accommodation Summary

- 1930s Detached house on private road
 - 6 bedrooms, 1 en-suite
 - Living room
 - Family room
 - Home office
 - Kitchen/dining room
- Bathroom, shower room and en-suite shower room
 - South/west facing garden
 - Double garage and driveway
- Walking distance of first class schools and mainline station



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Nonsuch is a superb family home, a stone's throw from easy access to the M25 and fast rail connections to central London. It also has first class schools on its doorstep and enjoys easy access into the town, making it the perfect home for families with professional needs.

It has a light filled interior that flows beautifully to deliver family and entertaining space in equal measure.

An off street driveway sits neatly to the side and fronts the garage, with informal family access through the kitchen.

The main entrance is accessed via a gate in the mature hedging that screens the house from its private cul-de-sac, making it wonderfully private.

Its wisteria clad exterior with double bay windows commands an elevated position on its plot, with formal access through its glazed doors to the front.

A porch, perfect for muddy boots, opens into the wide hallway, its warm wooden flooring seamlessly linking rooms on all sides.

There is a useful guest cloakroom to the rear.

To the left, light pours into the elegant living room through its bay window overlooking the garden and French doors that open onto the decked terrace. It is a welcoming space with plenty of room for sofas and a fireplace with a wood burning stove adds character and warmth in the colder months.

Opposite is the family room which is also wonderfully bright with dual aspect light. It is a very versatile space, and it could easily double as a playroom or an informal tv room for older children. Glazed doors at the back open into a well-designed space for a home office.

Returning to the hallway at the rear is the kitchen/dining room. It is a stylish space with warm wooden countertops contrasting beautifully with the bespoke painted cabinetry. Brightened by triple aspect light, the vaulted ceiling at the far end elevates the room's feeling of space. With integrated appliances, garden access and plenty of storage, it is the ideal family kitchen. The open plan layout lets you chat to family and friends as you prepare dinner and there is plenty of room for a dining table and chairs.

Climbing the stairs to the first floor there is a wide landing with access into four bedrooms, three of which are generous doubles, and all with large windows delivering leafy green views.

The principal bedroom enjoys garden views from its handsome bay window, a wall of fitted wardrobes, and an en-suite shower room.

A modern family bathroom with double ended bath and shower cubicle and a separate toilet completes the floor.

A further flight of stairs to the second floor takes you up to two further generously sized bedrooms, and a shower room. This wonderfully bright floor delivers superb family accommodation with Velux windows and underfloor heating.

Outside, the gardens that wrap around the house offer peaceful privacy and lush green views from the house. Expanses of lawn are sectioned by wooden trellises with climbing plants and stocked flower beds with a variety of flowering plants. Fully enclosed on all sides by mature hedging, with trees and plants dotted around the garden, it is a safe sanctuary for children and pets. Lots of seating options make it a very social space, including a decked covered terrace at the side of the kitchen, the perfect space to unwind or entertain in.

The double garage can be accessed by the garden as well as the driveway and is ideal for rainy day games as well as offering additional storage for appliances and garden tools.

This bright, spacious home set in its quiet location with all your first-class schooling and transport needs on your doorstep is perfect for a growing family. A must see!





Part glazed double doors opening into:

Porch: front aspect windows, front aspect top light windows, internal side aspect window, fitted wall shelving for shoes, tiled flooring and entrance door opening into:

Entrance Hall: front aspect opaque windows, wooden flooring, radiator, stairs rising to the first floor and doors opening into:

Cloakroom: rear aspect opaque double glazed window, hanging space for coats, low level WC, pedestal wash hand basin with mixer tap, wooden flooring, fitted under stair cupboard with lighting, housing the fuse box, with additional hanging space for coats and storage.

Living Room: 18'8 x 12'4 front aspect double glazed bay window, side aspect French doors, fireplace with tiled hearth and wood burning stove, radiator, wooden flooring.

Family Room: 15'5 x 12'8 front and side aspect double glazed windows, fitted open wall shelves, radiator and rear aspect glazed doors opening into:

Home Office: 12'8 x 7'3 side aspect double glazed window, fitted open wall shelves, and radiator.

Kitchen/Dining Room: 23 x 12'9 rear and side aspect double glazed windows, side aspect part opaque glazed stable door opening onto the driveway, and side aspect French doors opening onto the decked garden terrace. There is a vaulted ceiling with wooden ceiling beams, space for fridge/freezer, space and plumbing for dishwasher, 1.5 white ceramic sink with drainer and mixer tap, fitted open wall shelving, wooden effect flooring, and radiators. There is an integrated Smeg oven and grill in tall housing unit, De Dietrich 5 ring gas hob, stainless steel extractor and splashback. There is a range of Woodworks painted wooden eye and base level cupboards with wooden counter tops and space and plumbing for appliances.



Stairs up to first floor landing with side aspect double glazed window, radiator, fitted cupboard with hanging rail and shelving and cupboards above, and doors opening into:

Principal Bedroom: 15'7 x 12'6 front aspect double glazed bay window, fitted wardrobes with hanging rails and shelving, radiator and opaque glazed door opening into:

En-suite: side aspect opaque glazed window, tiled vanity shelf, shower cubicle with wall mounted shower attachment, vanity unit with wash hand basin and mixer tap over, cupboards and drawers under, wall mirror with lighting above and open shelves and wall cupboard, heated towel rail, tiled walls, and wooden flooring.

Toilet: side aspect opaque double glazed window, low level WC, part tiled walls and tiled flooring.

Bedroom 4: 12'8 x 12'3 front and side aspect double glazed windows, and radiator.

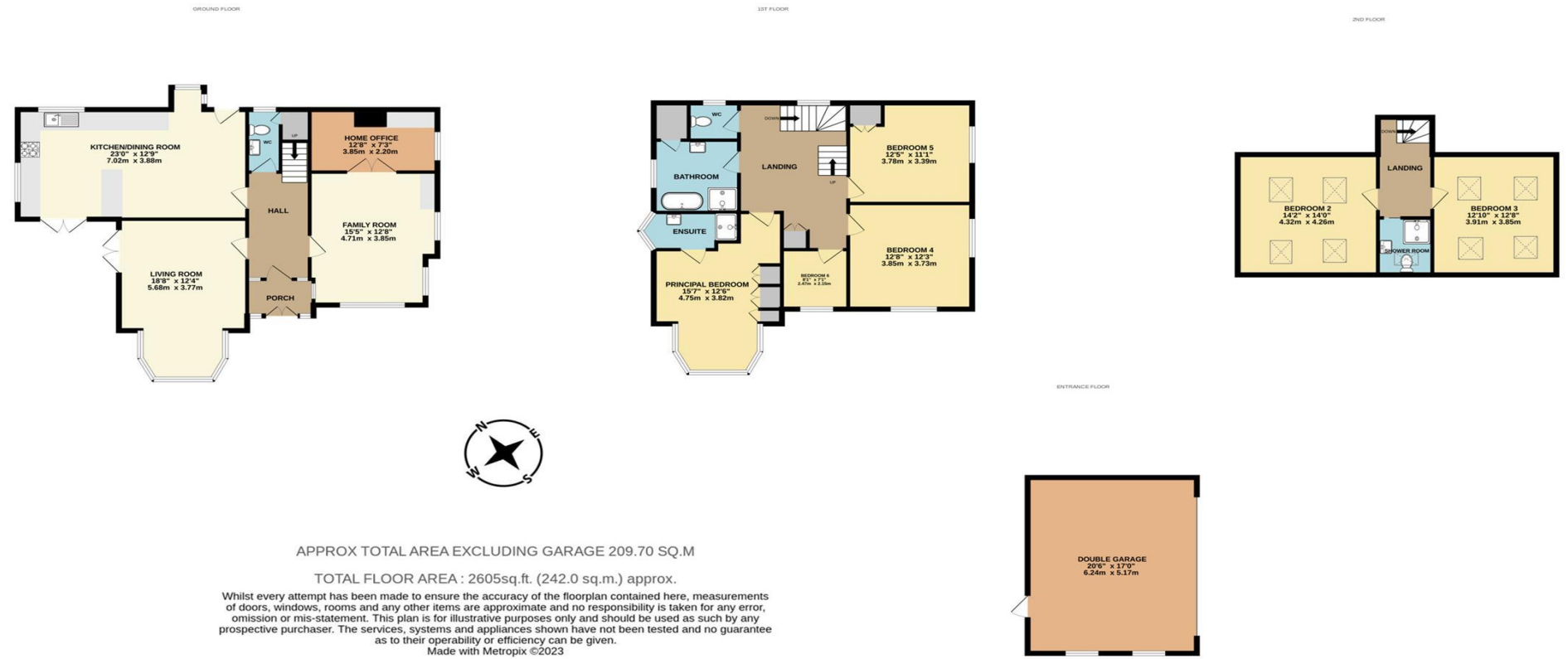
Bedroom 5: 12'5 x 11'1 side aspect double glazed window, fitted wardrobe with hanging rail and shelf, and radiator.

Bedroom 6: 8'2 x 7'1 front aspect double glazed window, and radiator.

Bathroom: side aspect opaque double glazed window, heated towel rail, tiled flooring, double ended back to wall bath with waterfall mixer tap and hand-held shower attachment, shower cubicle with rainwater shower head, and hand held Aqualisa shower attachment, vanity unit with wash hand basin and mixer tap, vanity shelf and cupboards under, mirrored wall cabinet with infrared lighting, and airing cupboard housing the water cylinder and Worcester boiler.

Stairs up to second floor landing with side aspect double glazed window, and doors opening into:





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Bedroom 2: 14'2 x 14 front and rear aspect Velux windows with integrated blinds, eaves storage space, and wooden effect flooring with underfloor heating.

Shower Room: front aspect Velux window, vanity unit with wash hand basin and waterfall mixer tap over, drawer and cupboard under, concealed cistern W/C with vanity shelf, and drawers and cupboards, corner shower cubicle with Aqualisa wall mounted shower attachment, heated towel rail and wooden effect flooring.

Bedroom 3: 12'10 x 12'8 front and rear aspect Velux windows with integrated blinds, and wooden effect flooring with underfloor heating.

Outside: There is a gravelled driveway to the side of the house with perimeter wooden fencing, wooden sleeper enclosed beds with bark and some planting, and the double garage to the rear. A wooden gate to the side opens onto a paved pathway with stocked flower beds, water butts, and perimeter high hedging. To the front of the property there is an area of lawn in front of the high perimeter hedging with a gravelled path leading to a paved pathway to the metal gate giving access into the garden and the front of the house. The south west facing garden is laid mainly to lawn with mature high hedging at all perimeters, trees, stocked flower beds, flowering wisteria, wooden trellising with climbing plants. Paved steps lead up to paved terracing in front of the house with a decked terrace with wooden balustrades and a wooden pergola with climbing plants to the side. Wooden vegetable boxes sit next to the garage.

Double Garage: 26 x 17 front aspect up and over door, side aspect double glazed windows, rear aspect pedestrian door, space for storage and additional appliances, lighting, and electricity.

General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band F (£3,084.00)

EPC: D (63)

Private road maintenance: £100.00 P/A



