

17 Springhead, Tunbridge Wells





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Recently extended 4-bedroom house with garage and parking in sought after area

Accommodation Summary

- Detached house
 - 4 bedrooms
- Kitchen/family/dining room
 - Living room
- Bathroom and ground floor cloakroom
 - Pretty garden
- Garage and driveway
- St James Primary School catchment area
 - Close to town centre
- 1 mile distance to mainline station



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On a quiet street in a popular setting, this bright and spacious home is within walking distance of the town centre, the sought-after St James Primary School and the mainline railway station, making it perfect for all your family needs.

The current owners have stylishly extended and refurbished the house to create a home that is beautifully finished and exudes quality.

A part hung tile exterior with pretty green garden delivers plenty of kerb appeal, with a block brick driveway and integral garage sat neatly to the side.

A part opaque glazed door opens into a bright entrance hallway with a useful guest cloakroom and a fitted cupboard to keep the space clutter free.

First on your left is the living room which has ample room for sofas and a fireplace that adds warmth and character. Opaque glazed sliding doors to the rear, allow for the space to be kept intimate or to flow open into the reception area behind, making it perfect for family living and entertaining.

Behind is the incredible open plan kitchen/family/dining room that delivers wonderful cooking facilities with bespoke Woodworks cabinets topped with warm wooden counter tops. A long island with space for up to six bar stools is perfect for casual dining or chatting to friends and family as you cook.

It really is the heart of the home with effortlessly elegant décor and an abundance of light from its dual aspect windows, glazed roof lantern and rear wall of bi-folding doors. A well-defined dining space to the side opens into the family seating area with the glazing to the rear bringing in views of the garden. Its impressive dimensions cleverly define seating, dining, and cooking areas and its bi fold doors extend the living space into the garden in the summer months.

Climbing the carpeted stairs to the spacious landing with loft access, you reach four bedrooms, three of which are doubles, and all with large windows. The family bathroom with shower over the bath completes the first floor.

Outside to the rear, the pretty garden has an expanse of lawn with a variety of trees, plants and flowers and a mature leafy canopy at the back provides privacy. There is a paved terrace at the rear of the house making it perfect for evening entertainment. An integral garage and a part glazed summer house provide plenty of storage options.

This fantastically designed home has been well thought out and sensitively planned for modern family life. An absolute must see!





Part opaque glazed entrance door, which opens into:

Porch: opaque glazed front aspect window, tiled flooring and glazed door opening into:

Entrance Hall: front aspect window, fitted cupboard with hanging rail and shelving, open recess beyond stairs, radiator, wooden flooring and doors opening into:

Cloakroom: opaque front aspect double glazed window, wall hung wash hand basin with mixer tap, low level WC and wooden flooring.

Living Room: 16'5 x 12'2 front aspect double glazed window with views of the street, gas wooden effect fireplace with wooden shelf above, wooden flooring, radiator and opaque glazed sliding doors opening into:

Kitchen/Family/Dining Room: 23'4 x 19'5 side aspect double glazed windows, glazed roof lantern, rear aspect bi-folding doors, space and plumbing for dishwasher, washing machine and tumble dryer, space for fridge/freezer, integrated Neff double oven in tall housing unit, 4 ring Neff induction hob, Smeg stainless steel extractor, Belfast sink with mixer tap, wooden flooring, tiled splashbacks and radiator. The kitchen has plenty of wooden worktop space and a good selection of bespoke Woodworks eye and base level units with larger cupboards with spice racks, bevelled corner cupboards, built in cheese boards, trays and chopping boards, spice drawers, and coffee station cupboard. There is a large island with space for up to 6 bar stools, plenty of space for a table and chairs and additional seating.

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

Bedroom 1: 15'5 x 10'7 front aspect double glazed window with views of the driveway and street, fitted wardrobe with hanging rail and shelf and radiator.

Bedroom 2: 15 x 9'7 front aspect double glazed window and radiator.

Bedroom 3: 11'6 x 10'7 rear aspect double glazed window overlooking the garden, and radiator.

Bedroom 4: 12'9 x 8'8 rear aspect double glazed window overlooking the garden, and radiator.

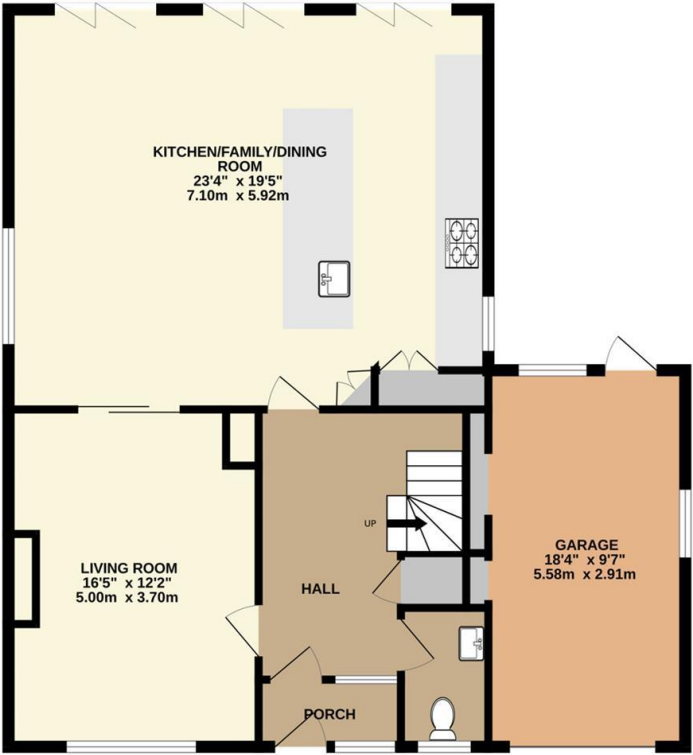
Bathroom: opaque front aspect double glazed window, P shaped shower bath with Mira shower attachment, mixer tap, and curved glass shower screen, pedestal wash hand basin with mixer tap, low level WC, fitted cupboard with shelving, heated towel rail, radiator, part tiled walls and linoleum flooring.

Outside: To the front of the property is an area of lawn, with some planting, a block brick off street driveway a wooden side gate for rear garden access and paved steps leading to the front entrance door. To the rear is a garden laid mainly to lawn with a paved terrace area directly behind the kitchen/family/dining room and to the side in front of the integral garage. There is mature hedging, trees, plants, shrubs, flowers and wooden fencing at all boundaries. There is a part glazed summer house.

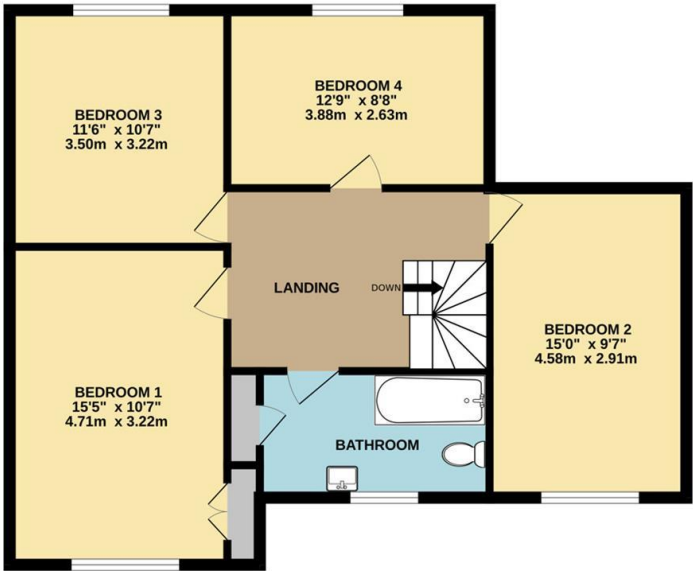
Garage: 18'4 x 9'7 front aspect up and over door, rear and side aspect windows, rear aspect part glazed pedestrian door, wall hung boiler (1 year old), lighting and electricity.



GROUND FLOOR
1009 sq.ft. (93.8 sq.m.) approx.



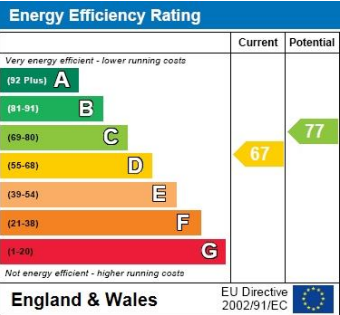
1ST FLOOR
735 sq.ft. (68.3 sq.m.) approx.



APPROX AREA EXCLUDING GARAGE 145.87 SQ.M

TOTAL FLOOR AREA : 1744 sq.ft. (162.1 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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General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band F (£3,081.00)

EPC: D (67)

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. Excellent local primary schools such as St James C of E, Claremont and The Mead School sit alongside the highly regarded and sought-after girls` and boys` secondary 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 Grosvenor & Hilbert and Dunorlan Parks, Calverley Grounds, the Assembly Hall Theatre, Nevill Golf Club and St Johns Sports Centre offer an abundance of leisure facilities. With its two stations, Tunbridge Wells and High Brooms, Tunbridge Wells is a commuters 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. Finally, the M25 with its links to Gatwick and Heathrow Airports is accessible via the A21 which lies just north of Tunbridge Wells.



