

19 Admiral Walk, Tunbridge Wells





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Smart contemporary 4-bedroom house in sought after development

Accommodation Summary

- Semi-detached house (built 2019)
 - 4 bedrooms, 2 en-suite
 - Living room with sit on balcony
 - Kitchen/Dining room
- Bathroom, 2 en-suite shower rooms and cloakroom
 - Utility space
 - Integral garage
- Driveway and additional allocated parking space
- Popular Knights Wood development (near cinema complex and health club)
- New build warranties



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Set on the popular Knights Wood development, with a health club nearby and its own Primary School and convenience store, this house offers you everything you could want in a family home.

Spacious and bright, its location presents a perfect dynamic of excellent schools, superb transport links and a wooded rural back drop.

A block brick driveway fronts the integral garage with an additional allocated parking space opposite, and visitor spaces nearby.

The covered front door welcomes you into the wide entrance hallway, with access into the integral garage and useful utility area. There is space and plumbing for appliances, and a sink, ideal for muddy boots or paws.

The integral garage has plenty of room for storage but also a side aspect window gives you development opportunity.

At the rear is the fourth bedroom which is currently set up as a home office, big enough for double desks. There is a wall of mirrored sliding door wardrobes and a modern en-suite making it a versatile space to easily convert to a guest bedroom.

Climbing the stairs to the first floor landing, with two fitted cupboards and a guest cloakroom, the spacious living room is at the front. It spreads across the width of the house and its glazed sliding doors open onto a sit on Juliette balcony and flood the space with light and leafy views. There is plenty of room for large family sofas and it opens into the kitchen behind, making it a very social space.

At the rear is the stylish kitchen/dining room which is well designed with room for a table and chairs in front of the bi fold doors at the back, opening onto the garden terrace and delivering garden views as you dine. There are plenty of streamlined units topped with Silestone Quartz work surfaces which separate the high end integrated appliances.

Up a further flight of stairs to the second floor there are three bedrooms, two of which are generous doubles.

The principal bedroom at the front enjoys spectacular views and benefits from a walk-in wardrobe and a contemporary en-suite.

A modern bathroom with shower over the bath completes the floor.

Outside to the rear, a large paved terrace sits at the back of the house providing plenty of space for summer dining and entertaining. It is laid mainly to lawn with perimeter flower beds and is fully enclosed, making it a safe sanctuary for pets and children. There is rear access too.

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



Covered entrance door, which opens into:

Entrance Hall: front aspect opaque picture window, wooden effect Amtico flooring, radiator, under stairs storage cupboard and doors opening into:

Integral Garage with Utility: 21'8 x 10'9 up and over front aspect door, side aspect double glazed window, lighting and electricity, 1 ½ sink with mixer tap over, base level cabinets with worktop over and space and plumbing for appliances under.

Bedroom 4/Home Office: 15'10 x 10'1 side aspect double glazed window, mirrored sliding door wardrobes with hanging rails and shelves, radiator and door opening into:

En-suite: side aspect opaque double glazed window, shower cubicle with wall mounted shower attachment, concealed cistern WC, wall hung wash basin with mixer tap, heated towel rail, part tiled walls and tiled flooring.

Stairs up to first floor landing with two fitted cupboards, one with fitted shelving, radiator and doors opening into:

Living Room: 17'8 x 13'5 front aspect double glazed window, front aspect sliding glazed doors opening onto Juliette sit on balcony with glass balustrades, wooden effect Amtico flooring, radiator and opening into:

Kitchen/Dining Room: 19'2 x 12'5 rear aspect bi-fold doors opening into the garden, 1 ½ under counter stainless steel sink with drainer and mixer tap over, Neff integrated dishwasher, Neff integrated fridge/freezer, Neff integrated double oven with steam oven capacity in tall housing unit, Bosch 5 ring induction hob, Bosch stainless steel and glass extractor, Omega eye and base level units with pan drawers and plenty of Silestone Quartz work top space, fitted open wall shelves, Amtico wooden effect flooring, and radiator.

Cloakroom: rear aspect opaque double glazed window, concealed cistern WC, wall hung wash hand basin with mixer tap, wooden effect Amtico flooring and radiator.

Stairs up to second floor landing with airing cupboard housing the water cylinder with shelving for linen, ceiling loft access hatch, and doors opening into:

Bedroom 1: 13'5 x 10'4 front aspect double glazed window, radiator and doors opening into:

Walk-in-Wardrobe: 7'4 x 6'3 with hanging rails and shelf.

En-suite: side aspect opaque double glazed window, shower cubicle with wall mounted shower attachment, wall hung wash hand basin with mixer tap, concealed cistern WC, vanity shelf, heated towel rail, part tiled walls and tiled flooring.

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, vanity shelf, heated towel rail, part tiled walls, and tiled flooring.

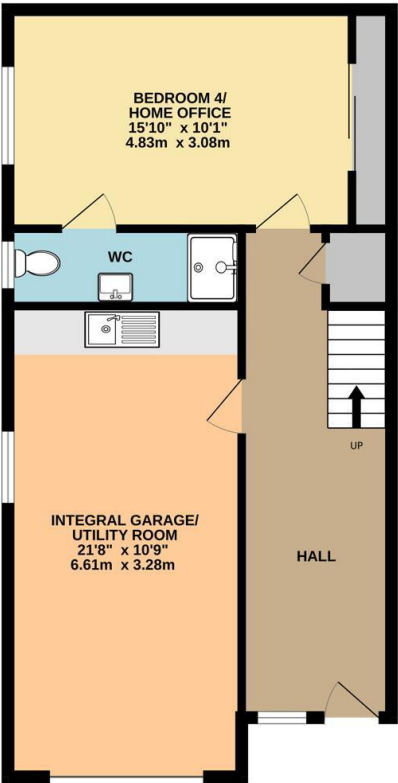
Bedroom 2: 11'10 x 10'9 rear aspect double glazed window and radiator.

Bedroom 3: 9'2 x 8'2 rear aspect Velux window and radiator.

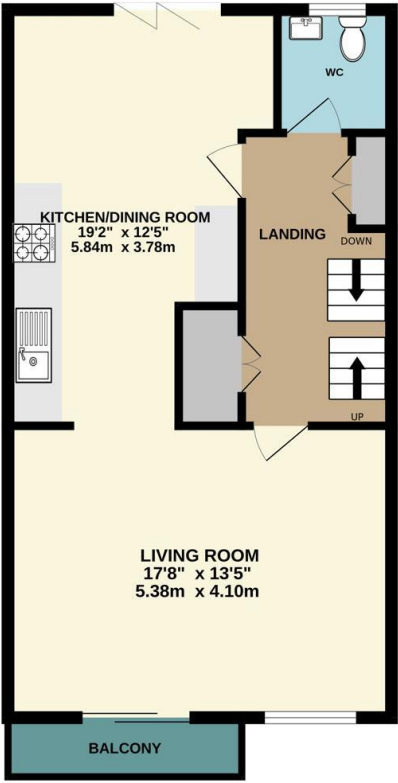
Outside: To the front of the property is a block brick driveway with direct access to the garage, a paved pathway to the entrance door with areas of lawn to the side, and some planting. There is an additional allocated parking space opposite. To the rear is a garden laid mainly to lawn with borders of stocked flower beds, a paved terrace at the back of the house and a paved pathway leading to the back.



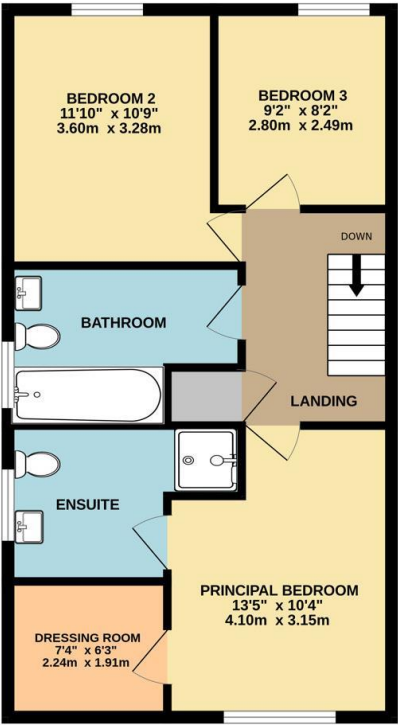
GROUND FLOOR



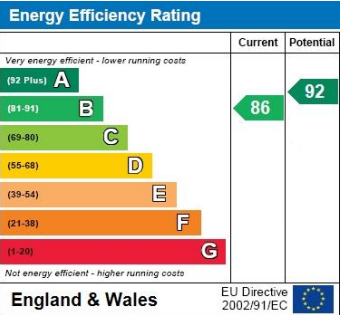
1ST FLOOR



2ND FLOOR



APPROX TOTAL AREA EXCLUDING GARAGE 1582SQ.FT / 147SQ.M



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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The garden is fully enclosed by wooden fencing with a wooden gate for rear access.

General:

Tenure: Freehold / Local authority: Tunbridge Wells Borough Council

Council tax: Band F (£2,936.23) / EPC: B (86)

Manging Agent: First Port Property Management

Service Charge (communal maintenance): £400.00 P/A

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 convenience store on the development and 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. 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 which can be accessed via a gate near to the property. There is a children's' playground on the development and private access into the Sherwood woodlands and lake area. With its two stations, High Brooms which is only 1.3 miles from the house and Tunbridge Wells, 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. There is also a luxury coach service (Centaur), that drops and collects a short walk from Golding Road, 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.



