5 Powdermill Close, Tunbridge Wells



5 Powdermill Close, Tunbridge Wells TN4 9DR

Spacious 4-bedroom family home with off street parking

Accommodation Summary

- Semi-detached house
- 4 bedrooms
- 2 reception rooms
- Separate utility room
- First floor bathroom and ground floor cloakroom
- Pretty garden
- Off street parking for 2 vehicles
- Within catchment for several good schools
- Walking distance to mainline station
- No chain

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With its red brick exterior and canopied entrance door, the house is set back from the road by an expanse of lawn and a block brick driveway.

A welcoming hallway with a useful guest cloakroom entices you in.

There are two reception rooms the larger of which is dual aspect, stretching the width of the house. A stone mantelpiece with gas effect fire adds character and warmth in the colder months, with the French doors at the rear bringing views of the garden in.

To the front the well-designed kitchen has plenty of Shaker style cabinetry, counter space and integrated appliances including a double oven, 4 ring halogen hob and extractor, Bosch dishwasher, microwave and fridge/freezer. An open arch leads into the dining area which has plenty of room for a family dining table to be placed in front of the double glass doors flooding the room with light.

A separate utility room at the back of the living room has wall mounted storage cupboards, room for utility machines, additional appliances and garden access.

Climbing the stairs to the first floor there are four bedrooms, two of which are doubles, and a bathroom with a shower over the bath.

Outside the enclosed garden has been cleverly landscaped to extend the family living areas with a paved terrace area ideal for summer dining and an area of lawn edged with beds of flowers, shrubs and trees.

This wonderful family home is chain free and ideally close to excellent transport links and popular schools. A must see!





Dining Room: Double glazed side aspect French windows which give access to the off-street driveway, radiator.

Kitchen: front aspect double glazed window, 1 ¼ sink with drainer, mixer tap over and maxmatic waste disposal unit, 4 ring halogen hob, glass and stainless steel extractor, Indesit double oven and Whirlpool microwave oven in tall housing cupboard, Bosch dishwasher, fridge/freezer, tiled splash back and tiled floor with electric under floor heating. The kitchen has plenty of worktop space and a good selection of Shaker style eye and base level units with wine rack.

Living Room: front and rear aspect double glazed windows, French doors opening onto the garden terrace, stone mantle and hearth with gas effect fire insert, radiator.

Utility Room: rear aspect double glazed window, a selection of eye level units, space and plumbing for washing machine and extra appliances, door to rear garden, tiled flooring.

Bedroom 1: front and rear aspect double glazed windows, radiator.

Bedroom 2: front aspect double glazed window, radiator.

Bedroom 3: rear aspect double glazed window, fitted wardrobe with hanging rail and shelving, radiator.

Bedroom 4: front aspect double glazed window, over stairs storage cupboard with shelving, radiator.

Bathroom: side aspect double glazed opaque window, panel enclosed P shaped bath with Aquastream wall mounted shower, mixer tap, glass hinged shower screen, vanity unit with integral wash basin and storage below, WC with concealed cistern, heated towel rail, tiled walls, Amtico vinyl floor.

General:

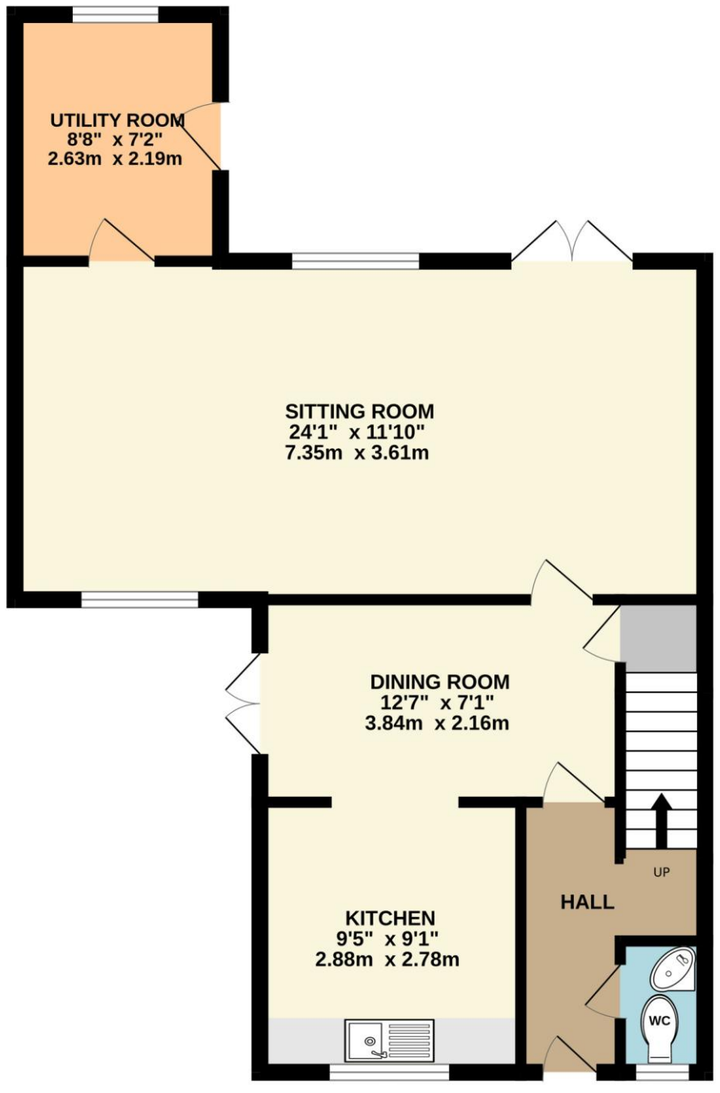
Local authority: Tunbridge Wells District Council

Council tax: Band D (£2,472.04)

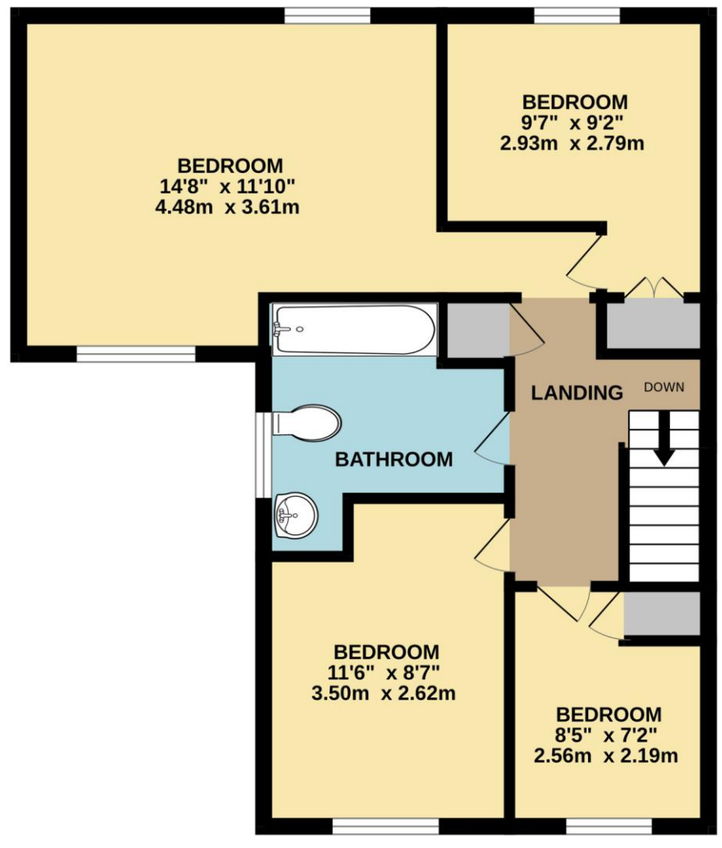
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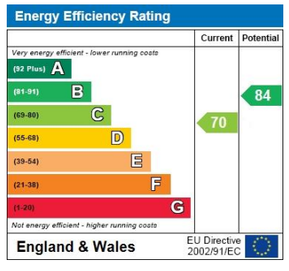


GROUND FLOOR
605 sq.ft. (56.2 sq.m.) approx.



1ST FLOOR
543 sq.ft. (50.4 sq.m.) approx.





TOTAL FLOOR AREA : 1147 sq.ft. (106.6 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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AREA INFORMATION: Tunbridge Wells, Kent

This home is fantastically located on the Southborough/High Brooms border of Tunbridge Wells with the mainline railway station a mile away. It is also a short walk from local convenience shops with Southborough`s more extensive shopping facilities close by.

There is easy access to the centre of Tunbridge Wells which 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 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.

Popular local primary schools such as St Matthews High Brooms Church of England School sit alongside the highly regarded and sought after girls` and boys` grammar schools and the Skinners Kent Academy. With a number of additional exceptional state secondary schools in its borough, parents are definitely spoilt for choice.

Recreational amenities such as Dunorlan and Grosvenor 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.


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