

# Sheffield Road

Tunbridge Wells • Kent • TN4 0PD







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**Kings Estates are proud to offer this immaculately presented four-bedroom semi-detached home built in 2015 with off road parking in the popular village of Southborough.**

- Four Bedroom Family Home
  - Semi-Detached
  - Built in 2015
- Arranged Over Three Floors
- Bi-Fold Doors To Landscaped Garden
- Approximately 5 Years NHBC Warranty Remaining
  - Off-Road Parking
  - Stunning High Quality Finish
- Close To Local Shops including Tesco's
- Close To Southborough Common & Local Restaurants & Pubs

EPC Rating: B



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## SITUATION

The property is situated close to Southborough High Street which offers an array of local shops and amenities. It boasts an enviable location which borders some beautiful countryside and woodland walks. There is a regular bus link which provides a service into the centre of both Tunbridge Wells and Tonbridge. The A21/M25 road link is a few minutes drive from this property. The railway station is a short drive from the property which provides excellent fast trains to all mainline stations.

## ACCOMMODATION

### GROUND FLOOR

**ENTRANCE HALL** Front aspect window, door to kitchen/sitting room, stairs to first floor with under-stairs storage cupboard, ceiling mounted light.

**WC** Side aspect frosted window, white suite comprising low level WC, wash hand basin with mixer tap and storage cupboard under, recessed ceiling mounted spotlights.

**OPEN PLAN KITCHEN / LIVING ROOM** 23' 0" x 15' 1" (7.01m x 4.6m) Kitchen area comprising a modern fitted kitchen with roll top worksurfaces and matching upstands, inset 1 & 1/2 bowl sink with mixer tap and drainer, integrated double oven with gas hob and extractor hood over, integrated fridge, freezer, dishwasher and washer/dryer, breakfast bar area, side aspect window, recessed ceiling mounted spotlights. Living room area with bi-fold doors opening to the garden and ceiling mounted lights.

**FIRST FLOOR LANDING** Ceiling mounted lights, doors to all rooms, stairs to second floor, airing cupboard.

**BEDROOM TWO** 13' 8" x 8' 7" (4.17m x 2.62m) Rear aspect window, ceiling mounted light.

**BEDROOM THREE** 10' 3" x 6' 1" (3.12m x 1.85m) Rear aspect window, ceiling mounted light.





**BEDROOM FOUR / STUDY** 10' 9" x 8' 7" (3.28m x 2.62m) Front aspect window, ceiling mounted light.

**BATHROOM** Side aspect frosted window, white suite comprising panel enclosed bath with shower and screen over, low level WC, floating wash hand basin with mixer tap and storage drawer under, chrome heated ladder style towel rail, recessed ceiling mounted spotlights.

## SECOND FLOOR

**MASTER BEDROOM** 16' 5" x 12' 10" (5m x 3.91m) Front aspect windows, ceiling mounted light, door to ensuite and walk-in wardrobe with hanging rail, shelving and window.

**ENSUITE SHOWER ROOM** Rear aspect frosted window, white suite comprising shower, low level WC, floating wash hand basin with mixer tap and storage drawer under, recessed ceiling mounted spotlights.

## OUTSIDE

**TO THE FRONT** there is an off road parking space.

**TO THE REAR** there is a low maintenance South-facing rear garden with patio and lawn. There is also a gate providing side access.

## OTHER INFORMATION

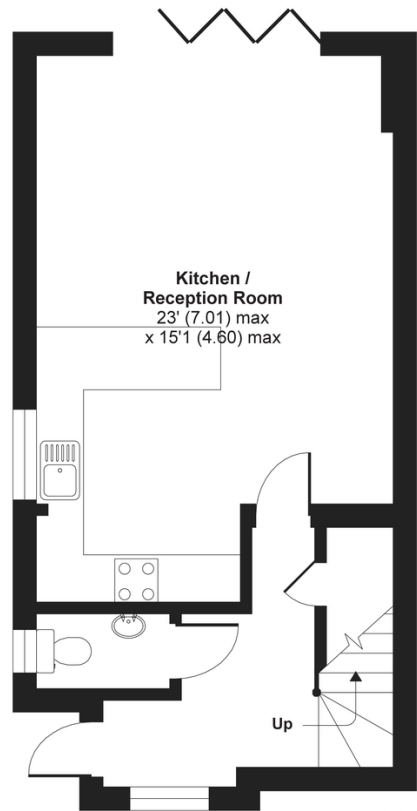
**COUNCIL TAX BAND** - E - £2,225.03 for the year 2019/20 (Tunbridge Wells Borough Council)

**NHBC** - Approximately 5 Years NHBC Warranty Remaining

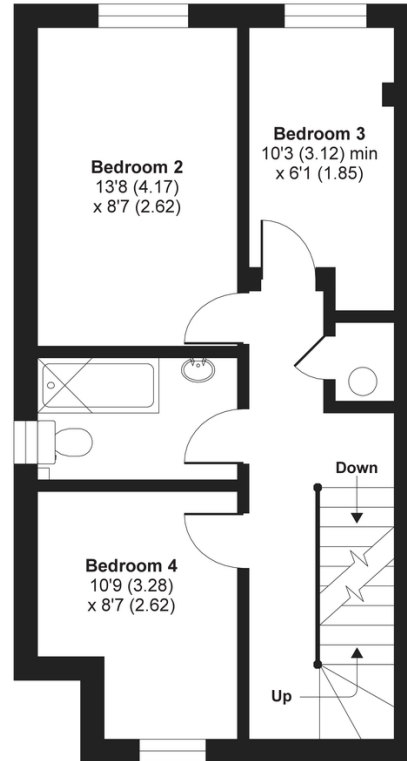


# Sheffield Road, Tunbridge Wells, TN4

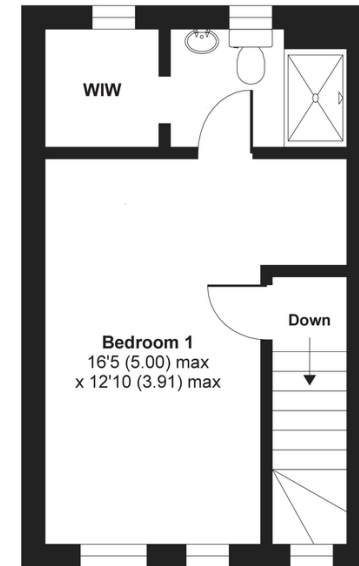
APPROX. GROSS INTERNAL FLOOR AREA 1179 SQ FT 109.5 SQ METRES



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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