

Derwent Drive

Tunbridge Wells • Kent • TN4 9TB



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Kings Estates are pleased to offer this impressive and deceptively spacious 3-bedroom family-sized semi detached chalet bungalow with delightful garden and tandem length garage, located in a tranquil cul de sac position within the sought after Culverden Down area of Tunbridge Wells providing easy access to the town centre, excellent local schooling and transport links. Internal viewing is an absolute must!

- Deceptively Spacious Semi Detached Chalet Bungalow
 - Three Bedrooms
 - Two Bath / Shower Rooms (One Ensuite)
 - Two Reception Rooms
 - Modern Fitted Kitchen
 - Tandem Length Garage with Workshop / Store
 - Delightful, Sizeable Level Garden
- Sought After Cul De Sac in the Culverden Down Area
 - Immaculately Presented Throughout
 - Viewing Comes Highly Recommended

EPC Rating: D



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SITUATION Located on this quiet Cul de Sac in the favoured Culverden Down area, within easy reach of the shops on St John's Road. The town centre, with its more comprehensive amenities is nearly a mile away, whilst the Tunbridge Wells Central Station, which offers a regular commuter rail service to London is slightly further. Tunbridge Wells is particularly well served for schools in private and state sectors at both Primary and Secondary levels, Derwent Drive being very convenient for the Grammar Schools on St John's Road. The Private Rose Hill School is within ¼ mile.

SUMMARY Lovingly improved and extended by the current owners, this property enjoys a stylish, light and airy interior with the accommodation comprising an inviting entrance hall, spacious living room, dining room with vaulted ceiling, modern fitted kitchen, two bedrooms and modern family bathroom on the ground floor, whilst there is a superb master bedroom with modern ensuite bathroom on the first floor. Externally there is a driveway, tandem length garage with attached workshop / store and superb well tended sizeable rear garden.

ACCOMMODATION Approximate Gross Internal Area: 1467 Sq Ft / 136.3 Sq M

ENTRANCE HALL Sealed unit double glazed entrance door with obscure glazed panel. A light and airy entrance with stairs to first floor landing and doors leading off to all rooms.

LIVING ROOM 19' 0" x 10' 11" (5.79m x 3.33m) Glazed window to front looking in to the entrance hall and sealed unit double glazed window to rear overlooking the garden. Multi paned glazed door leading to and from the dining room and door leading to and from the kitchen. Gas coal effect fire with attractive surround, radiator, coved ceiling, fitted carpet.

KITCHEN 11' 2" x 8' 2" (3.4m x 2.49m) Sealed unit double glazed window to side. A modern range of matching shaker style crème wall and base units with wood effect work surfaces over incorporating 1 1/2 bowl stainless steel sink unit with side drainer, four ring gas hob with concealed extractor hood above, integrated double oven, integrated and concealed dishwasher, space for tall free standing fridge / freezer, space and plumbing for washing machine, ceiling down lighters, wood effect flooring.

DINING ROOM 11' 5" x 8' 2" (3.48m x 2.49m) A feature of the property with vaulted ceiling and double aspect. Sealed unit double glazed windows to rear overlooking the garden and double doors to side overlook and give access to the garden. Radiator, wood effect flooring.

BEDROOM TWO 11' 5" x 10' 7" (3.48m x 3.23m) Sealed unit double glazed bay window to front. Fitted wardrobe unit to one wall, radiator, fitted carpet.

BEDROOM THREE 9' 11" x 8' 2" (3.02m x 2.49m) Sealed unit double glazed window to side. Radiator, fitted carpet.



BATHROOM Sealed unit obscure double glazed window to side. A modern white suite comprising low level wc, wall mounted wash hand basin, panelled bath with mixer tap and Aqualisa power shower over, localised wall tiling, built in cupboard with shelving, ceiling down lighters, Amtico flooring.

FIRST FLOOR LANDING Fitted carpet. Door to:-

BEDROOM ONE 17' 11" x 13' 3" (5.46m x 4.04m) Part sloped ceilings giving some restrictive head height. A light and airy room with Velux windows to front and rear. Eaves storage cupboards, radiator, fitted carpet. Door to:-

ENSUITE BATHROOM Sealed unit double glazed window to side. A contemporary white suite comprising low level wc, vanity unit wash hand basin with cupboard underneath, panelled bath with mixer tap and shower unit over, localised wall tiling, heated towel rail, Amtico wood effect flooring.

OUTSIDE

TO THE FRONT There is a lawned area with shrubs and brick paved driveway providing off road parking which leads to the garage and side access gate.

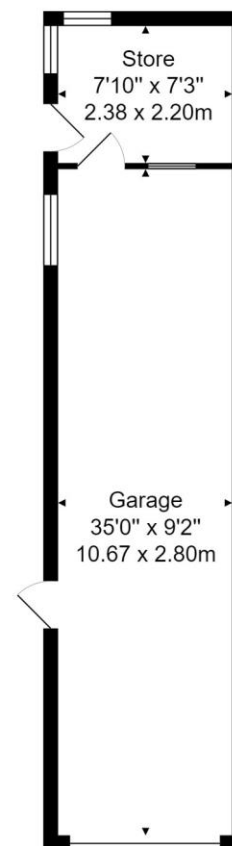
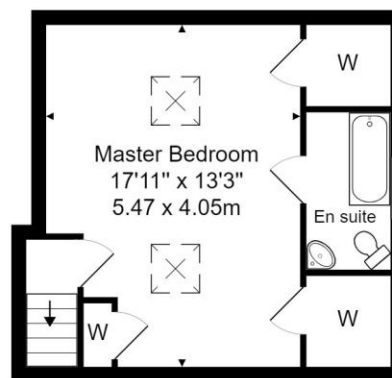
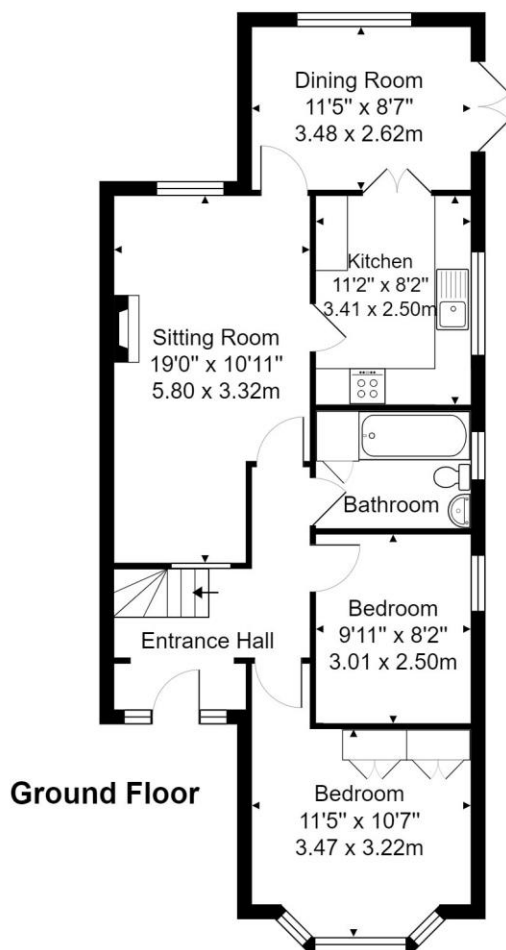
TANDEM GARAGE 35' 0" x 9' 2" (10.67m x 2.79m) An immaculate garage with power and light connected and steel side opening doors to front with courtesy door to side. In addition there is a useful workshop / store attached to the garage which interlinks with the garage itself and has its own door access too. The workshop / store measures 7'10 x 7'3 (2.4m x 2.2m)

TO THE REAR The gardens are a feature of this property and have been beautifully maintained by the current vendors. There are established shrub beds, trees and hedging to its borders and many areas ideal for seating and entertaining to include a large paved patio area to the immediate rear and side with pond. A pathway leads through the centre of the garden to the rear where a 'secret' brick paved patio area can be found. There is also an additional area of garden to the side ideal for a vegetable plot.

OTHER INFORMATION

COUNCIL TAX BAND - D - £1,971.99 for the year 2021/22 (Tunbridge Wells Borough Council)





Approx. Gross Internal Area 1467 sq. ft / 136.3 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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