



WELLAND CLOSE  
CROWBOROUGH - £515,000





# 28 Welland Close

Crowborough, TN6 3BF

**Entrance Hall - WC - TV/Family Room - Modern  
Kitchen/Breakfast Room - Sitting/Dining Room - Study  
Master Bedroom With En Suite Shower Room - Three  
Further Bedrooms - Family Bathroom - Off Road Parking  
South Facing Rear Garden With Swimming Pool  
NO ONWARD CHAIN**

An exceptionally well presented detached family home set in a popular residential cul-de-sac, well placed for access to the mainline railway station, Wolfe Recreation Ground and the town centre. The split level accommodation consists of a wc, tv/family room, modern kitchen/breakfast room and a good size sitting/dining room with study. Furthermore are four bedrooms, newly renovated en suite shower room and a family bathroom. Externally to the front is the huge benefit of off road parking and the garden to rear is of a southerly aspect along with patio/decking areas and a swimming pool. This is a special property being sold with no onward chain and should be viewed without delay.

Obscured composite front door leads into:

#### **ENTRANCE HALL:**

Coir entrance matting, solid wood flooring, built-in coats cupboard, corner coving, radiator and range of doors into:

#### **TV/FAMILY ROOM:**

Built-in triple cupboard housing modern Ideal gas boiler and spaces for freestanding washing machine, tumble dryer and fridge/freezer, further cupboard housing fusebox, recently fitted carpet, wall mounted electric heater, corner coving and double glazed window to front.

#### **KITCHEN/BREAKFAST ROOM:**

Range of matching wall and base units with solid wood worksurfaces and tiled splashback, inset one and half sink bowl and drainer with mixer tap, integrated oven with inset 4-ring stainless steel gas hob and modern extractor fan above, integrated eye level microwave, space for freestanding low level fridge and freezer, space for small breakfast table and chairs, radiator, solid wood flooring, corner coving, recessed spotlights, double glazed window to front and double glazed window and door to side.





**DOWNSTAIRS WC:**

Low level wc, wash hand basin set into vanity unit with tiled splashback, corner coving, recessed spotlights, solid wood flooring, wall mounted radiator and obscured double glazed window to front.

Stairs lead down to:

**SITTING/DINING ROOM:**

Wood burning stove with stone backdrop and hearth, tv/satellite points, Hive thermostat control, space for dining table and chairs, corner coving, recently fitted carpet, two radiators, double glazed windows and door to rear and door into:

**STUDY:**

Corner coving, radiator, recently fitted carpet and double glazed window to side.

**FIRST FLOOR LANDING:**

Corner coving, recessed spotlights, fitted carpet, loft hatch with access to attic, cupboard housing hot water cylinder with slatted shelving and range of doors to:

**BEDROOM:**

Built-in double wardrobe, corner coving, recessed spotlights, radiator, recently fitted carpet and double glazed window to rear.

**BEDROOM:**

Corner coving, recessed spotlights, radiator, recently fitted carpet and double glazed window to rear.

**FAMILY BATHROOM:**

Enclosed tiled bath with shower attachment over, low level wc, pedestal wash hand basin with shaver point above, chrome ladder style heated towel rail, corner coving, recessed spotlights, extractor fan, part tiled walling, vinyl flooring and obscured double glazed window to side.

**SECOND FLOOR LANDING:**

Further loft hatch with access to attic, recessed spotlights, corner coving and doors to:

**BEDROOM:**

Built-in double wardrobe, corner coving, recessed spotlights, radiator, recently fitted carpet and double glazed window to front.

**MASTER BEDROOM:**

Corner coving, recessed spotlights, radiator, recently fitted carpet, tv point, double glazed window to front and door into:

**EN SUITE SHOWER ROOM:**

Recently renovated and comprising a fully tiled large shower cubicle with rainfall showerhead and separate hand held shower attachment, low level wc, wash hand basin set in vanity unit with chrome mixer tap and shaver point, ladder style heated towel rail, corner coving, recessed spotlights, extractor fan, part tiled walling, tiled flooring and obscured double glazed window to side.



### OUTSIDE FRONT:

Tarmac driveway providing parking for several vehicles with the remainder of the garden laid to lawn, raised flower beds along with exterior lighting and timber gate with access to the rear garden.

### OUTSIDE REAR:

Enjoying a pleasant outlook and southerly aspect the garden benefits from a paved patio and decked area ideal for outside entertaining, a level area of artificial grass, raised swimming pool and steps arranged by sleepers lead down to a further area of artificial grass. In addition is a timber garden shed to side, exterior lighting and tap and enclosed by fencing.

### SITUATION:

Crowborough town itself provides an excellent range of shopping facilities including a post office, doctors, dentists and supermarkets including a Waitrose and Morrisons together with an array of independent shops and retailers. The main line railway station at nearby Jarvis Brook provides trains to London Bridge in approximately one hour and benefits also include a good selection of bus routes. The area is well served for both state and private junior and secondary schooling with sporting and recreational facilities including golf at Crowborough Beacon and Boars Head Courses, Crowborough Tennis & Squash Club and the Crowborough Leisure Centre with indoor swimming pool. Located to the west of Crowborough and made famous by A A Milne's Winnie the Pooh is Ashdown Forest which is a great place for walking, riding and enjoying spectacular views over the Sussex countryside. The spa town of Royal Tunbridge Wells is approximately eight miles to the north where you will find the mainline railway station, good range of grammar schools and an excellent mix of retailers, eateries and pavement cafes spread through the historic Pantiles and The Old High Street. The coastal towns of Brighton and Eastbourne are situated approximately one hour's drive away and Gatwick Airport can be reached in approximately 45 minutes by car.

### TENURE:

Freehold

### VIEWING:

By appointment with Wood & Pilcher Crowborough 01892 665666.

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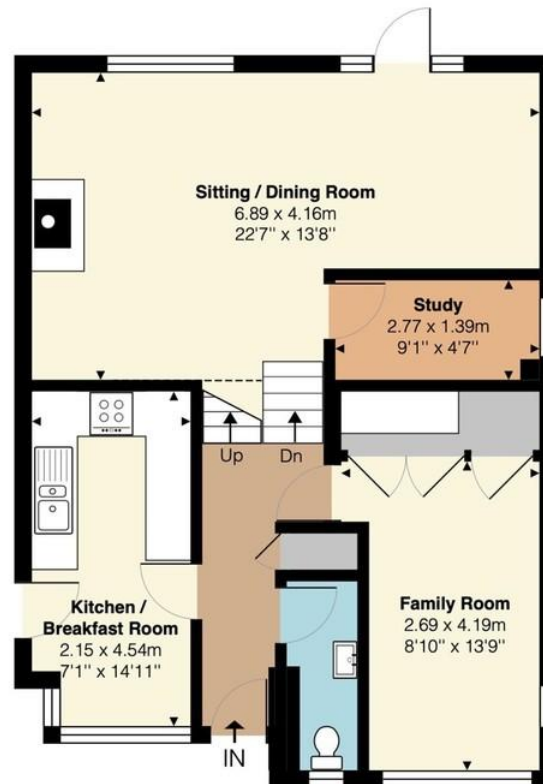


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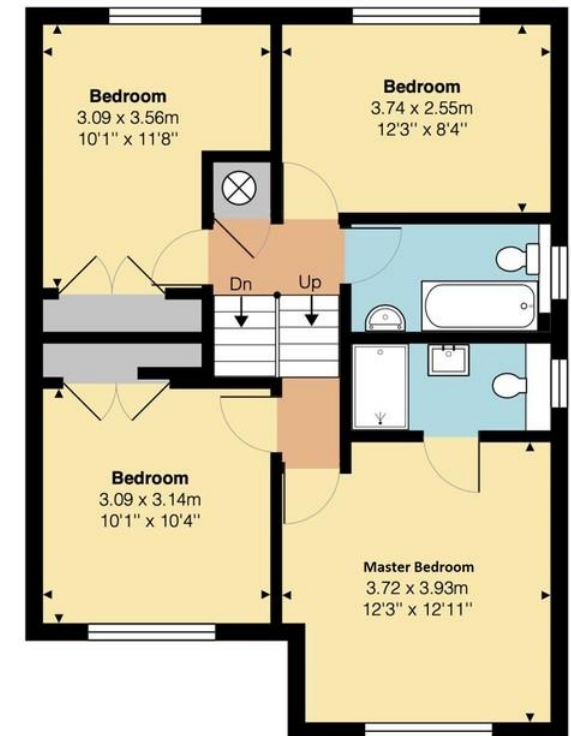
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Ground Floor  
Approx Internal Area  
676 sq ft (62.8 sq m)



First Floor  
Approx Internal Area  
650 sq ft (60.4 sq m)

Not To Scale.

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