



WOOD & PILCHER



- Semi Detached House
- 3 Bedrooms
- Fully Integrated Kitchen
- Open Plan Living
- Pretty Garden
- Energy Efficiency Rating: D

Colebrook Road, Tunbridge Wells

£425,000

woodandpilcher.co.uk

15 Colebrook Road, Tunbridge Wells, TN4 9BS

Blending beautiful period features such as fireplaces in both principal reception rooms with modern fixtures and fittings this property is a perfect example of a modern Victorian home. Open plan living downstairs affords a light and bright space whereby the lounge, dining room and kitchen are open to each other allowing you to move freely around the ground floor. There is also a cloakroom to the ground floor. The kitchen is fitted with handle-less units and a wood effect worksurface yet with fully integrated appliances including a dishwasher, washing machine, fridge freezer, hob and double oven. Double doors lead out onto the good size landscaped garden. Upstairs there are two double bedrooms, both with feature fireplaces and a single room as well as a family bathroom. There is potential for a loft conversion (SSTC). Situated within walking distance of the main line station we would highly recommend an internal viewing to fully appreciate this stunning home.

The property is approached via a patio front garden with gated access.

ENTRANCE PORCH:

Double glazed front door with frosted inserts and letterbox opening to further single glazed door which in turn opens to:

ENTRANCE HALL:

Stairs rising to first floor, wood effect floor, radiator, thermostat.

LOUNGE:

Double glazed bay window to front with tiled ledge (could be a window seat), original fireplace with cast iron grate, tiled inserts and wooden mantle, radiator, TV and telephone point.

DINING ROOM:

Double glazed window to rear, feature fireplace with cast iron grate, tiled inserts and wooden mantle with cupboard and shelving to side of chimney, wood effect floor.

CLOAKROOM:

Corner hand wash basin with cupboard fitted below, W.C with concealed cistern, heated towel rail.



KITCHEN:

Double glazed window to side, double glazed doors opening to garden, fitted with a range of handle-less base units with a wood effect worksurface and riser above, integrated fridge/ freezer, dishwasher, washing machine, gas hob with stainless steel extractor hood and stainless-steel splashback, double oven & grill fitted at eye-level, large sink unit with mixer tap and drainer, tiled floor with vented air heating.

FIRST FLOOR LANDING:

Galleried landing, radiator, loft hatch.

BEDROOM:

Large double bedroom with double glazed window to front, fireplace with cast iron grate and wooden mantle, TV point.

BEDROOM:

Double bedroom with double glazed window to rear, radiator, TV point.

BEDROOM:

Single room with double glazed window to rear, radiator.

BATHROOM:

Window, shower bath with mixer tap and shower attachment, tiled walls and extractor, hand wash basin set into vanity unit with cupboard below, W.C with concealed cistern, mirror, ceiling spotlights, heated towel rail, wood effect floor.

OUTSIDE REAR:

There is side access from the front of the property leading to a generous side return, patio area with shingle path leading to a lawn, small rockery at the bottom of the garden, mature shrubs to one side, shed, outside tap.

TENURE:

Freehold.

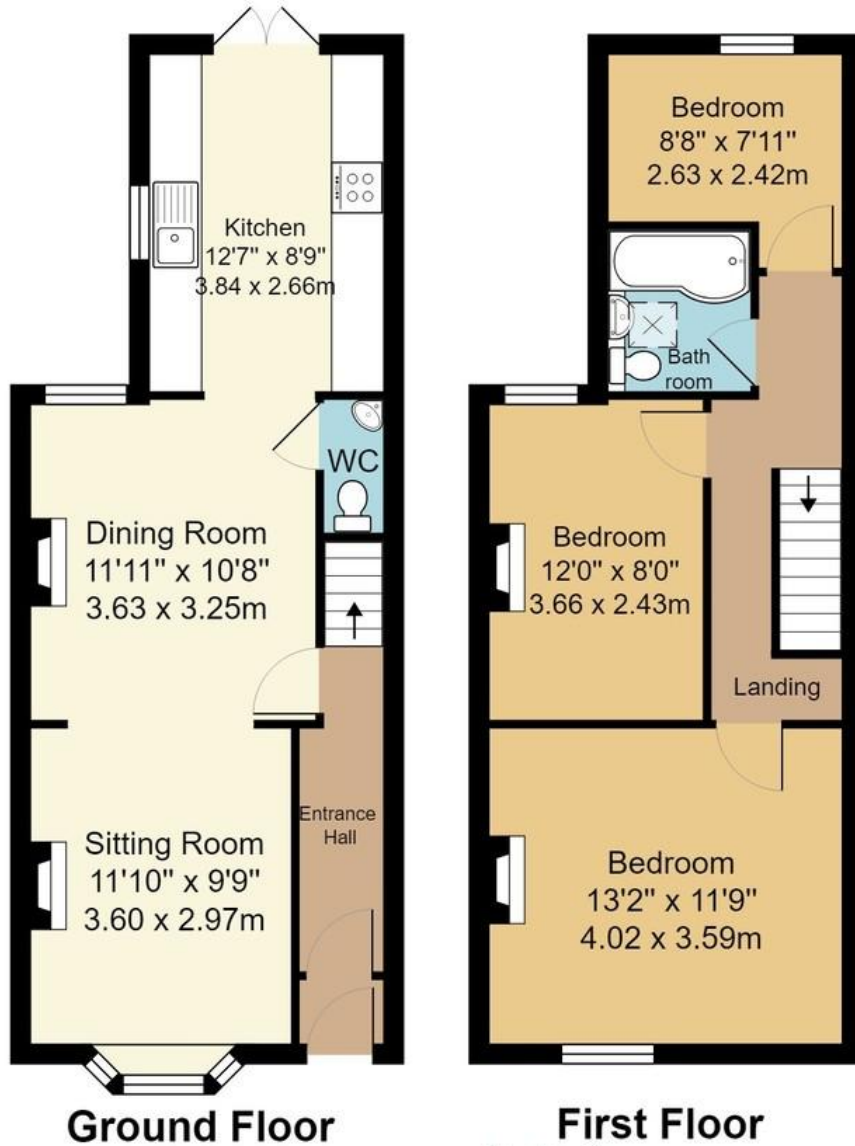
COUNCIL TAX BAND:

C.

VIEWING:

By appointment with Wood & Pilcher 01892 511311.





Approx. Internal Floor Area 875 sq. ft / 81.3 sq. m

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