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PILCHER**

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- 4 Bed Link Detached
- Sought After Village Location
- Rear Views over Golf Course
- No Onward Chain
- Driveway & Garage
- Energy Efficiency Rating: E

Morland Drive, Lamberhurst

£579,950

woodandpilcher.co.uk

5 Morland Drive, Lamberhurst, Tunbridge Wells, TN3 8HZ

This is a beautifully presented and well maintained four bedroom link detached home located within the heart of the very popular village of Lamberhurst. Set within a small cul de sac, this particular home benefits from a wide range of features including stunning views to the rear over Lamberhurst golf course. The property's other features include a sitting room with gas living flame fire leading to an open plan dining room and kitchen complete with oven, hob and dishwasher. There is a rear conservatory which opens to a well maintained rear garden. On the first floor the main bedroom has an en suite shower room with the remaining three bedrooms having use of a family bathroom in addition to a downstairs cloakroom. The property has Economy 7 electric heating and double glazing which helps keep fuel bills to a minimum. In view of the demand we experience for this very desirable cul de sac location and village we have no hesitation in recommending an early appointment to view.

The accommodation comprises. Double glazed entrance door to:

ENTRANCE HALL:

Wood laminate flooring, coved ceiling, dado rail, power points, window to side.

DOWNSTAIRS CLOAKROOM:

White low level wc, pedestal wash hand basin with tiled splashback, tiled floor, electric radiator, coved ceiling. Window to side.

SITTING ROOM:

Hardwood floor, feature fireplace with wood surround and coal effect gas living flame fire, ceiling downlights and coving, storage radiator, TV point, power points. Understairs storage cupboard. Window to front. Open square archway to:

DINING ROOM:

Hardwood flooring, power points, storage radiator. Double glazed French doors to conservatory and archway to:

KITCHEN:

Fitted with a range of panelled wall and base units with wood block worktops. Enamel single drainer one and a half bowl sink unit with mixer tap. Integrated dishwasher, electric hob with stainless filter hood above, electric double oven. Space for standing a fridge/freezer, tile effect flooring, kickspace heater, tiling adjacent to worktops. Window to rear with outlook over garden.

CONSERVATORY:

Tile effect flooring, power points, wall lighting, doors to garden.

Stairs from entrance hall to:

FIRST FLOOR LANDING:

Coved ceiling, dado rail, storage radiator, recessed airing cupboard containing a pre lagged hot water tank with immersion heater for hot water. Access to loft space with ladder.



BEDROOM 1:

Window to front with fitted vertical blinds, electric radiator, power points, coved ceiling with downlighting. Built in wardrobes.

EN SUITE SHOWER ROOM:

White suite comprising of a low level wc, shower cubicle with plumbed in shower, counter sunk wash hand basin with mixer tap, tiled surround and tiled floor. Chrome towel rail/radiator, electric wall heater. Window to side.

BEDROOM 2:

Window to rear with views over the golf course, power points.

BEDROOM 3:

Window to rear with views over the golf course, coved ceiling, power points.

BEDROOM 4:

Window to rear with views over the golf course, coved ceiling, downlights, power points.

BATHROOM:

White suite comprising of a panelled bath with mixer tap and plumbed in shower, pedestal wash hand basin with mixer tap, low level wc. Tiled surrounds, tiled floor, wall mounted heater. Velux style window.

OUTSIDE REAR:

Paved patio area and pathway to garden being laid to lawn, well stocked flower and shrub borders. Trellis fence to boundary allows views to the rear over the golf course. Outside light and tap.

OUTSIDE FRONT:

Open plan garden being laid to lawn with pathway to entrance and driveway to garage with up and over door, internal power and light. Space and plumbing for washing machine, space for tumble dryer, rear window and personal door to garden.

SITUATION:

The property is set within the heart of the picturesque village of Lamberhurst which has remained an extremely popular village and place to live and offers everyday amenities with a shop, restaurant, public house, doctors surgery and primary school. Local beauty spots include Scotney Castle with its beautiful grounds, Bewl Water reservoir and Bedgebury Pinetum with its lovely walks and lakes. The village of Wadhurst offers further facilities and the popular spa town of Royal Tunbridge Wells offers a wider selection of shops including the Royal Victoria Place shopping centre along with a selection of restaurants, parks and theatres. There are main line stations at Bells Yew Green, Wadhurst village and Tunbridge Wells, all offering services into London Bridge and Charing Cross. The A21 which is easily accessible offers direct routes to the M25 motorway services and also connects to coastal routes.

TENURE: Freehold

COUNCIL TAX BAND: E

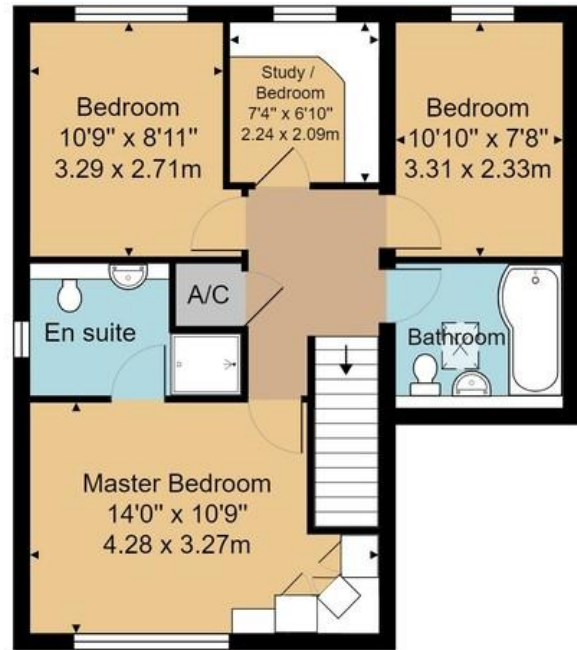
VIEWING: By appointment with Wood & Pilcher 01892 511211



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		



Ground Floor



First Floor

Approx. Gross Internal Area 1322 ft² ... 122.8 m²
(Includes Garage)

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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