



NORTON ROAD
SOUTHBOROUGH – GUIDE PRICE £475,000 - £495,000



Sales, Lettings, Land & New Homes

38 Norton Road

Southborough, Tunbridge Wells, TN4 0HE

**Entrance Hall – Kitchen/Diner – Living Room – Cloakroom
– Three Double Bedrooms – Shower Room – En-Suite –
East-Facing Garden - Driveway**

Situated in a quiet no-through road, but within walking distance of local shops and well regarded primary and secondary schools is this recently completed town house.

Built in 2016 it is one of just three houses here and offers modern, well proportioned accommodation over three floors.

The accommodation comprises an entrance hall, open plan kitchen/ dining room which is fitted with modern units and has integrated fridge/ freezer, dishwasher and washing machine. There is a cloakroom and a living room at the back of the house with double doors opening to the garden.

The first floor has two double bedrooms with one at the back of the house and one to the front with the family shower room in the middle. This has been re-fitted with a large walk in shower, basin and WC. The second floor has a further double bedroom with built in eaves storage and an ensuite bathroom.

Outside there is a brick built driveway providing parking and the rear garden is sunny and low maintenance.

The seller has found an ideal onward purchase which is end of chain so we highly recommend a viewing to fully appreciate this lovely family home.

Composite front door with frosted inserts leading to:

ENTRANCE HALL:

Wooden flooring, radiator, stairs to first floor.



KITCHEN/DINER:

Side aspect double glazed frosted window, front aspect double glazed window, kitchen fitted with handle-less gloss white cupboards and drawers with wood effect worksurface and riser, 1 ½ sink unit with mixer tap and drainer, gas hob with electric oven underneath, integrated dishwasher and washing machine, space for tumble dryer, tiled splashback, wooden floors, ceiling spotlights, two radiators, integrated fridge freezer.

CLOAKROOM:

W.C, wall hung basin with splashback, heated towel rail, extractor, ceiling spotlights, wooden floor.

LIVING ROOM:

Double glazed double door leading to garden, wooden floor, two radiators, TV point.

FIRST FLOOR LANDING:

Part galleried, stairs to second floor.

BEDROOM:

Rear aspect double glazed window, radiator.

BEDROOM:

Front aspect double glazed window, radiator.

BATHROOM:

Side aspect frosted double glazed window, double walk in shower with waterfall head and separate hand held attachment, tiled walls, W.C, wall hung basin with tiled splashback, heated towel rail, tiled floor, ceiling spotlights, extractor.

SECOND FLOOR LANDING:

Large cupboard housing hot water tank and boiler.

BEDROOM:

Front aspect double glazed window, eaves cupboard, built in cupboard with hanging and storage space, radiator, phone point and TV point.



EN-SUITE:

Rear aspect frosted double glazed window, panel enclosed bath with mixer tap and shower attachment, glass shower screen, tiled walls and floor, W.C, basin set in vanity with mixer tap and drawer under, heated towel rail, ceiling spotlights, extractor.

OUTSIDE:

Front: Off road parking on block brick driveway.

Rear: East facing courtyard garden with outside tap.

TENURE:

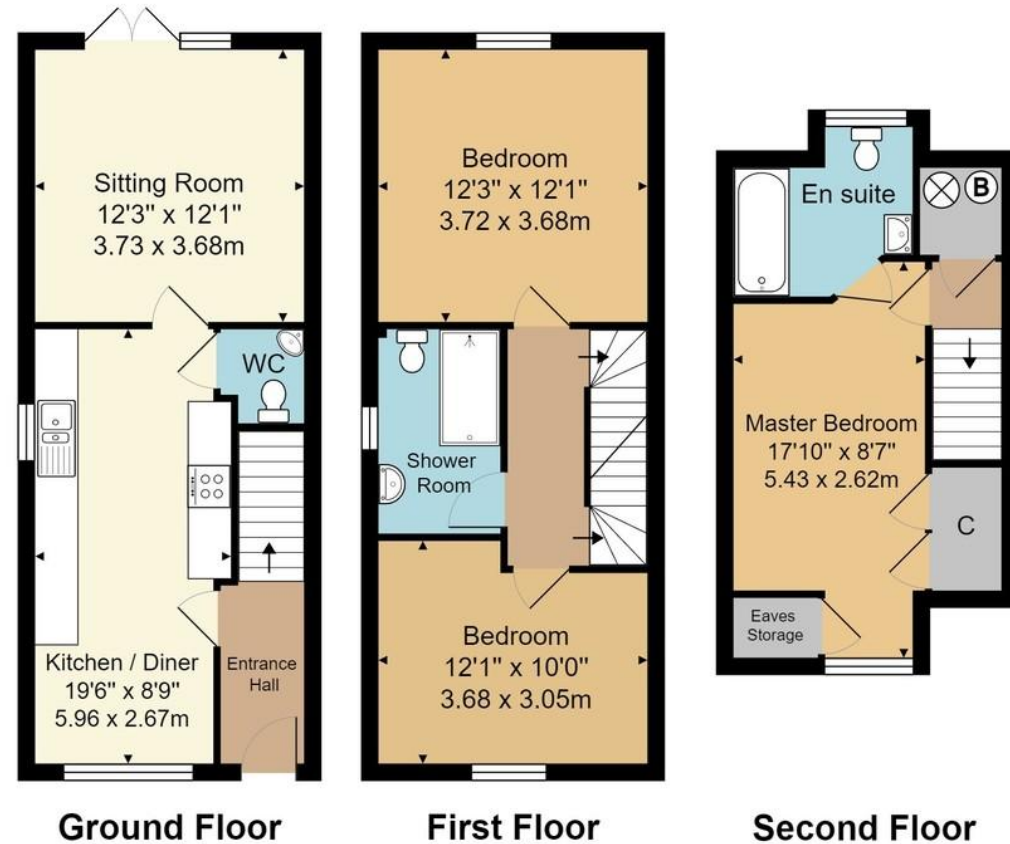
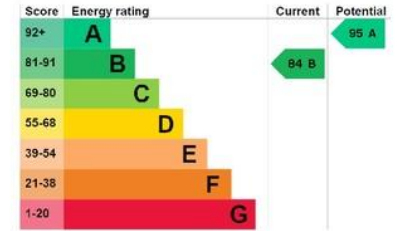
Freehold

COUNCIL TAX BAND:

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VIEWING:

By appointment with Wood & Pilcher 01892 511311



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BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

www.woodandpilcher.co.uk

Approx. Gross Internal Area 1037 ft² ... 96.3 m²

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.