



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 3 Bedroom Semi Detached
- Wealth of Contemporary Features
- Beautiful, Landscaped Gardens
- Highfields Development
- Generous Parking
- Energy Efficiency Rating: B

Duncalf Road, Tunbridge Wells

GUIDE £650,000 - £675,000

woodandpilcher.co.uk

31 Duncalf Road, Tunbridge Wells, TN2 5FT

Recently constructed by Berkeley Homes, a beautifully presented three bedroom semi detached property with a wealth of contemporary flourishes and design features, excellent light levels, generous parking and - particular to this property alone - a larger garden than one would be expected, which has been significantly enhanced and improved by the current owners to create a most attractive and useable space with low maintenance areas for seating and entertaining, further areas of lawn and well stocked banks with a number of feature plantings and rose bushes. A glance at the attached photographs and floorplan will give an indication as to the quality of the property itself. It has a good sized entrance hall with wood effect flooring and a ground floor cloakroom with a generous lounge and excellent kitchen/diner opening onto the aforementioned gardens, with three bedrooms to the first floor, again with high specification bathroom and en suite to the main bedroom. The property enjoys parking in the form of two spaces to the immediate front of the property and, as mentioned the gardens are a particularly attractive and impressive feature of this home. (See Agents Note).

Properties in this development have proven extremely desirable to this end we would encourage all interested parties to make an immediate appointment to view.

Access is via a solid door to:

ENTRANCE HALLWAY:

Good areas of wood effect flooring, stairs to the first floor, inset LED spotlights to the ceiling, wall mounted thermostatic control. Door to understairs cupboard with good general storage space and areas of fitted coat rails. Double doors to a shallow cupboard with good areas of fitted shelving, various media points, wall mounted electrical consumer unit. Door leading to:

LOUNGE:

Good areas of wood effect flooring, radiator. Good space for lounge furniture and for entertaining. Three sets of Georgian style double glazed windows to the front with fitted blinds.

CLOAKROOM:

Wall mounted wash hand basin with mixer tap over, low level wc. Tile effect flooring, part tiled walls, wall mounted towel radiator, fitted wall mirror, LED spotlights to the ceiling, extractor fan.

KITCHEN/DINING ROOM:

A large open plan space with good areas of wood effect flooring and excellent space for a large dining table and chairs and associated furniture, two radiators, various media points, inset LED spotlights to the ceiling. Double glazed French doors to the rear with fitted blinds.

The kitchen is of a contemporary style with a range of wall and base units and a complementary work surface with further space for freestanding white goods. Integrated 'Siemens' electric oven and further integrated 'Siemens' combination oven/microwave. Inset four ring 'Siemens' induction hob with glass splashback and extractor hood over. Integrated dishwasher, fridge and freezer. Inset single bowl stainless steel sink with mixer tap over. Good general storage space. Three sets of Georgian style double glazed windows to the rear with fitted blinds. Door leading to:

UTILITY ROOM:

Fitted with a range of base units and a complementary work surface. Inset single bowl stainless steel sink. Space for washing machine. Wood effect flooring, radiator, areas of fitted shelving, inset LED spotlights to the ceiling, extractor fan.

FIRST FLOOR LANDING:

Carpeted, radiator, loft access hatch, inset LED spotlights to the ceiling. Georgian style double glazed window to the side with fitted blind. Door to deep cupboard housing the wall mounted boiler and with good general storage space. Doors leading to:



BEDROOM:

Carpeted, radiator, various media points. Good space for bed and associated bedroom furniture. Georgian style double glazed windows.

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Carpeted, radiator, various media points. Good space for bed and associated bedroom furniture. Georgian style double glazed windows with fitted blinds.

BATHROOM:

Fitted with a low level wc, wall mounted wash hand basin with mixer tap over and storage below, feature recess with shelving, panelled bath with mixer tap over and single head shower attachment and fitted glass shower screen. Feature tiled floor, part tiled walls, wall mounted towel radiator, wall mounted mirror, electric shaver point, LED spotlights to the ceiling, extractor fan.

BEDROOM:

Carpeted, radiator, various media points. A wall of fitted wardrobes. Good space for large bed and associated bedroom furniture. Georgian style double glazed windows with fitted blinds. Door leading to:

EN SUITE:

Fitted with a low level wc, feature recess with shelving, wash hand basin with mixer tap over and storage below, large walk in shower cubicle with sliding glass doors and single shower head over. Feature tiled floor, part tiled walls, mirror fronted cabinet. Opaque Georgian style double glazed window.

OUTSIDE FRONT:

An off road parking bay for two vehicles to the immediate front of the property set to a cobblestone effect. Essentially a low maintenance front garden with mature shrub plantings to the front of the property. Side path leading to a side gate and the rear garden. (See Agents Note).

OUTSIDE REAR:

A low maintenance, deep paved area to the rear of the property with good space for garden furniture and for entertaining. External tap, external power point. Path returning round to the side gate. External storage area for bins etc and further detached external storage unit. The garden has areas of low maintenance slate chipping beds, of which one forms a seating area. A combination of retaining wooden fencing and brick work. The garden is arranged over two levels and principally set to lawn with a further raised lawn area and an additional low maintenance entertaining space with further raised beds towards the rear with a range of mature plantings and rose bushes.

SITUATION:

Located in the Hawkenbury quarter of Tunbridge Wells, the property is a little over a mile from Tunbridge Wells town centre with its wealth of shops, restaurants, transport links and highly regarded schools. Hawkenbury itself boasting a small selection of traditional shops and a popular convenience store. There is a commuter shuttle from the development to the station which we understand operates between 6.00 - 8.30am and 6.00 - 8.30pm with a train journey to London termini taking approximately 1 hour. Local recreational facilities include countryside walks and a number of sports facilities. Local schools include St, Peters Church of England primary school with Tunbridge Wells itself offering a far wider range of state and independent schools catering for all age groups.

TENURE:

Freehold

COUNCIL TAX BAND:

F

VIEWING:

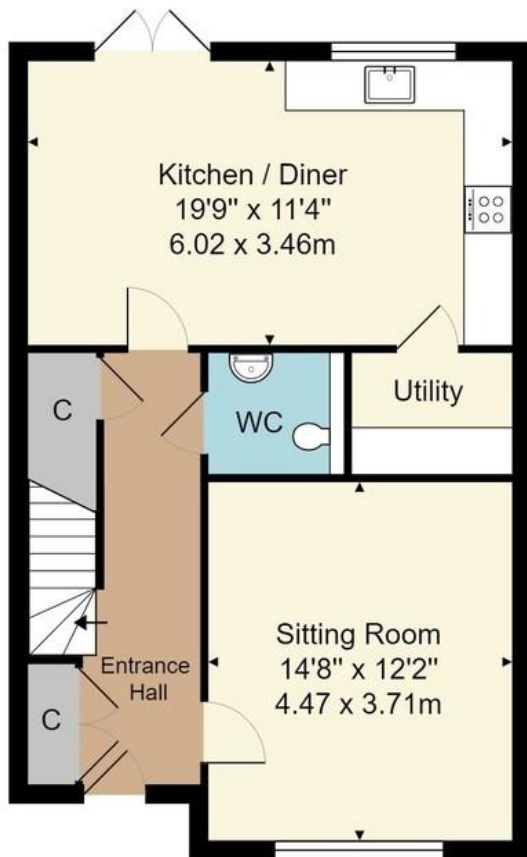
By appointment with Wood & Pilcher 01892 511211

AGENTS NOTE:

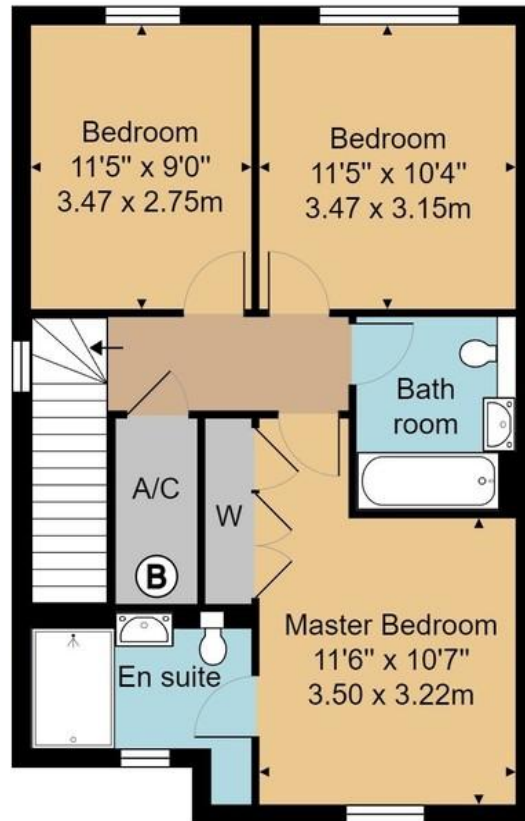
All parties should be advised that the parking spaces and the front gardens up to the house for the whole estate are held on a leasehold basis. Please speak to Wood & Pilcher for further details.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

Approx. Gross Internal Area 1215 ft² ... 112.9 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.

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