



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Large Family Property
- 5 Double Bedrooms
- Recently Extended
- Extensively Refurbished
- Off Road Parking
- Energy Efficiency Rating: D

Jonas Drive, Wadhurst

GUIDE £550,000 - £575,000

woodandpilcher.co.uk

12 Jonas Drive, Wadhurst, TN5 6RJ

Located towards the end of a cul de sac location in a pleasant Wadhurst village road, a five double bedroom attached family property which has been the recent beneficiary of an exhaustive extension and improvement programme to include recently installed kitchen, bathrooms and carpets, re wiring, the provision of a new boiler with radiators, new flooring and the remodelling of both front and rear gardens. A glance at the attached photographs and floorplan will give an indication as to not only the quality of work undertaken but the sheer size of the property and the flexibility of the accommodation it offers.

Properties of this standard, with these specifications and with this flexibility are rarely available and to this end we would encourage all interested parties to make an immediate appointment to view.

Access is via a partially glazed double glazed door with an inset leaded panel leading to:

ENTRANCE HALLWAY:

Good areas of wood effect flooring, stairs to the first floor, feature radiator, feature cornicing, inset LED spotlights to the ceiling. Two sets of opaque double glazed panels returning to the front. Doors leading to:

UTILITY ROOM:

Good areas of wood effect flooring, space for washing machine, wall mounted meters and electrical consumer unit. Good general storage space. Double glazed windows to the front. Door leading to:

CLOAKROOM:

Fitted with a low level wc, corner wash hand basin with storage below and mixer tap over. Good areas of wood effect flooring. Opaque double glazed window to the side.

LOUNGE:

Good areas of wood effect flooring, feature radiator, picture rail, various media points. Inset cast iron fireplace with wooden mantle and tiled surround. Space for lounge furniture and for entertaining. Double glazed windows to the front.

OPEN PLAN LOUNGE/DINING/KITCHEN AREA:

Lounge Area: Good areas of wood effect flooring and good space for lounge furniture and for entertaining, feature radiator, feature cornicing. Recently installed Heritage double glazed windows to the rear.

Dining & Kitchen Area: Fitted with a range of contemporary wall and base units and a complementary polished granite work surface. Two integrated 'Zanussi' electric ovens and inset 'Zanussi' four ring induction hob with feature glass splashback and extractor hood over. Integrated dishwasher. Inset single bowl sink with mixer tap over. Space for freestanding fridge/freezer. Large island unit with seating for 4/5 people and with further storage below. Feature radiator, feature cornicing, inset LED spotlights to the ceiling. Good general storage space. Feature double glazed Heritage windows to the rear and further Heritage double glazed doors to the rear.

FIRST FLOOR LANDING:

Carpeted, radiator, cornicing, inset LED spotlights. Double glazed windows to the front alongside windows turning to the second floor. Fitted cupboard with good areas of fitted shelving and storage space. Doors leading to:

BEDROOM:

Double glazed window to the rear, carpeted, radiator. Good space for double bed and associated bedroom furniture. Door leading to:

JACK AND JILL SHOWER ROOM:

Fitted with a low level wc, wash hand basin with mixer tap over and storage below, shower cubicle with twin head showers and sliding glass screens. Tiled floor, wall mounted towel radiator, inset LED spotlights, extractor fan. Opaque double glazed window to the side. Door leading to:



BEDROOM:

Double glazed window to the front, carpeted, radiator. Areas of sloping ceiling. Good space for double bed and associated bedroom furniture.

BEDROOM:

Double glazed window to the front, carpeted, radiator, cornicing. Good space for double bed and associated bedroom furniture.

BEDROOM:

Double glazed window to the rear, carpeted, radiator, cornicing. Good space for double bed and associated bedroom furniture.

FAMILY BATHROOM:

Fitted with a wall mounted wash hand basin with mixer tap over and storage below, low level wc, panelled bath with fitted glass shower screen and two shower heads over. Feature tiled floor, tiled walls, towel radiator, inset spotlights to the ceiling, extractor fan. Opaque double glazed window to the rear.

SECOND FLOOR:**BEDROOM:**

Carpeted, radiator, several openings to under eaves storage areas. Feature Velux double glazed window. Good space for double bed and associated bedroom furniture. Further opening to a large space currently used as a storage/loft area with wall mounted 'Ideal' boiler and with excellent potential for conversion to an en suite facility subject to permissions being obtainable.

OUTSIDE FRONT:

The property offers two generous off road parking spaces to the immediate front of the property with a path returning to the side and to the rear garden. There is a raised planter and further areas of lawn.

OUTSIDE REAR:

The recent beneficiary of a remodelling programme by the owners to include (prior to exchange of contracts) a patio area to the rear, otherwise set principally to lawn with retaining wooden fencing and a further lower level decked area towards the rear with good space for garden furniture and for entertaining. External tap, external power point. Path returning to the front. There are some attractive plantings of smaller trees and shrubs.

SITUATION:

Wadhurst is a popular and upmarket village in East Sussex some 6 miles south of Tunbridge Wells town centre. Pleasingly self contained, it has a number of excellent facilities for every day living including both primary and secondary schools, two excellent smaller supermarkets and a range of further retailers and restaurants, beautiful architecture and easy access to good areas of open Wealden countryside. Little wonder that it won a recent award for one of the Nations most attractive villages in which to live. Beyond this the town has a main line railway station to both London termini and the South Coast.

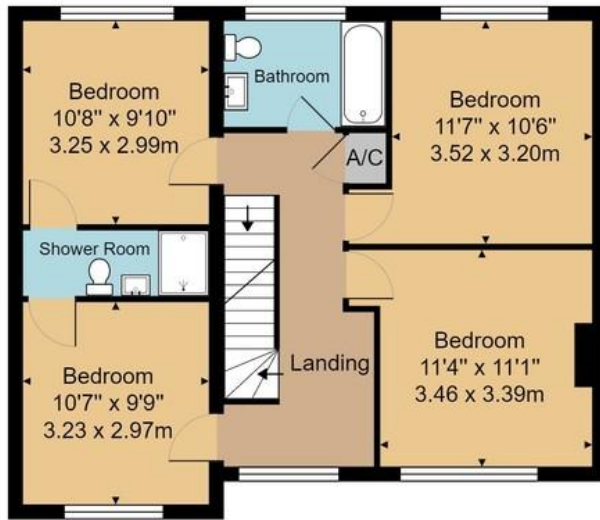
TENURE: Freehold

COUNCIL TAX BAND: E

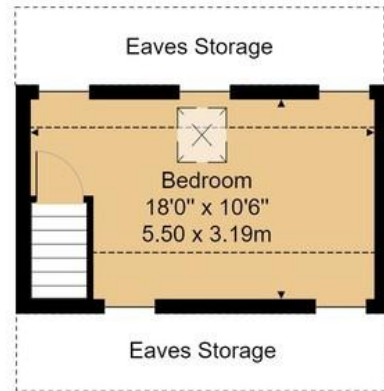
VIEWING: By appointment with Wood & Pilcher 01892 511211

AGENTS NOTE: Interested parties should be aware that the current owners are in the process of finishing final decorative works on the property. We expect these to be done within a month of marketing and the property will be offered finished to the new owners satisfaction prior to exchange of contracts.





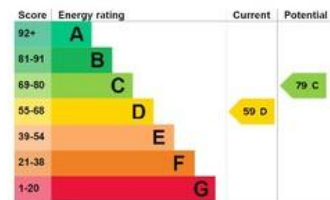
First Floor



Second Floor



Ground Floor



Approx. Gross Internal Area 1637 ft² ... 152.1 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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