



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Semi-Detached House
- Three/ Four Bedrooms
- South Facing Rear Garden
- Utility Room
- Driveway And Garage
- Energy Efficiency Rating: D

Nortons Way, Five Oak Green

£460,000

woodandpilcher.co.uk



41 Nortons Way, Five Oak Green, Tonbridge, Kent, TN12 6TB

Situated in a quiet cul-de-sac location in a popular village is this three/ four-bedroom semi-detached house, presented in good condition throughout having been well kept by the current owners for many years.

The property comprises a large lounge/ dining room which has wooden floors and double doors opening to the garden. The kitchen/ breakfast room is bright and well fitted with a range of cupboards and drawers as well as all the expected appliances and a breakfast bar. There is a single storey extension to the rear which has a cloakroom and utility room, provides access to the garage and also has a further room which is currently used as a bedroom but could be used as a study, playroom or hobby room (buyers should be aware that there is no building regulation consent in place for this)

Upstairs there are two double bedrooms, a further single bedroom and a large family bathroom which has a bath and separate shower cubicle with thermostatic shower.

Outside there is a garage, and off-road parking on a brick-built driveway for two cars. To the rear the garden is south facing with patio, level area of lawn, mature shrubs and two sheds.

We highly recommend a viewing to appreciate this ready to move-into family home.

ENTRANCE HALL:

Frosted double glazed front door with panel inserts to side, radiator, stairs to first floor, wood floor, ceiling spotlights.



LOUNGE/DINER:

Rear aspect double glazed window, double glazed side door to garden, wood floor, dado rail, thermostat, door to rear extension.

CLOAKROOM:

Wall hung basin, tiled floor, extractor, wc.

REAR LOBBY:

Access to garage, and utility room.

UTILITY ROOM:

Double glazed door to garden with side aspect double glazed window, space and plumbing for washing machine and tumble dryer, radiator, wall hung cupboards, tiled floor, door to bedroom.

BEDROOM:

Side aspect double glazed window, tiled floor, radiator.

KITCHEN/BREAKFAST ROOM:

Two front aspect double glazed window, fitted with cream wall and floor cupboards and drawers in shaker style with contrasting work surface, double eye-level ovens, gas hob with stainless steel extractor hood above, space and plumbing for fridge freezer and dish washer, mounted boiler, radiator, wood floor, breakfast bar, ceiling spotlights, understairs cupboards.

FIRST FLOOR LANDING:

Part galleried, radiator, loft hatch.

BEDROOM:

Double room, front aspect double glazed window, built in wardrobe, radiator.

BATHROOM:

Two front aspect frosted double glazed window, corner shower cubicle with thermos shower and handheld attachment, panel enclosed bath with mixer tap and handheld attachment, wc, basin with vanity drawer underneath, heated towel rail, tiled walls and floor, ceiling spotlights.

BEDROOM:

Double room, rear aspect double glazed window, radiator.

BEDROOM:

Rear aspect double glazed window, radiator.

GARAGE:

Up and over door, power and light.

OUTSIDE FRONT:

Off road parking for two vehicles, covered porch area on brick built driveway.

OUTSIDE REAR:

South facing garden, decked area leading onto patio, lawn, flower beds and borders, two sheds.

TENURE:

Freehold.

COUNCIL TAX BAND:

D

VIEWING:

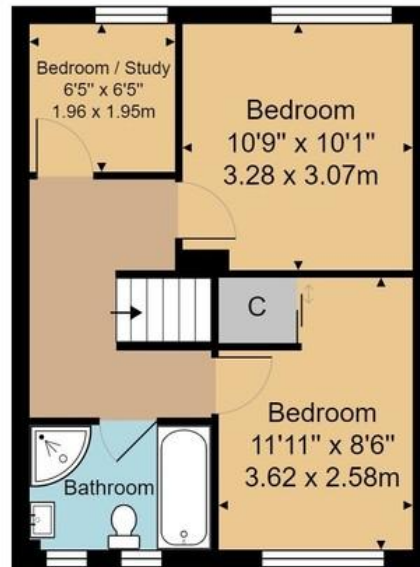
By appointment with Wood & Pilcher 01892 511311



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

House Approx. Gross Internal Area 1075 sq. ft / 99.9 sq. m
 Approx. Gross Internal Area (Incl. Garage) 1203 sq. ft / 111.7 sq. m

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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