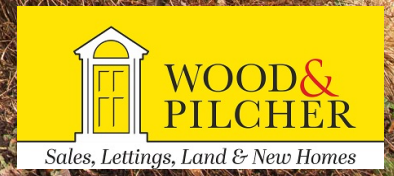




WELLAND CLOSE  
CROWBOROUGH - £575,000



# 14 Welland Close

Crowborough, TN6 3BF

**Entrance Hall - WC - Integral Garage - Sitting Room - Dining Room - Kitchen - Utility Room - Main Bedroom With En Suite Shower Room - Three Further Bedrooms - Family Bathroom - Off Road Parking - Private Rear Garden & Patio**

First time to the market since new is this attractive detached family home set in a quiet cul-de-sac location benefiting from off road parking and a pretty and private rear garden. On entry to the property is a welcoming entrance hall with access into a WC and the integral garage. The sitting room enjoys a dual aspect making it bright and airy and features an attractive fireplace with gas fire (currently capped off). The dining room provides direct access out to the patio and rear garden and the shaker style kitchen in turn leads to a utility room. To the first floor are four good size bedrooms, three of them include recently installed fitted wardrobes, a modern en suite shower room and a family bathroom serves the remaining bedrooms.

An open porch with door opens into:

#### **ENTRANCE HALL:**

Coir entrance matting, wood effect laminate flooring, radiator, Hive heating control and smoke alarm.

#### **WC:**

Low level wc, pedestal wash hand basin with mixer tap and mosaic splashback, chrome heated towel rail, wood effect laminate flooring and obscured window to side.

#### **INTEGRAL GARAGE:**

Accessed via up/over garage door, concrete flooring, electric consumer unit and power points.

#### **SITTING ROOM:**

A light filled dual aspect room featuring an attractive fireplace incorporating a gas fire (not in use) granite hearth, marble effect cheeks and wooden mantel, wood effect laminate flooring and two bay windows to front and side.



**DINING ROOM:**

Bespoke wooden built-in corner cabinet, wood effect laminate flooring, radiator and double glazed door leading out to a rear patio and garden beyond.

**KITCHEN:**

Range of shaker style high and low level units, black granite effect roll top work surfaces, stainless steel sink with modern swan mixer tap and black/white splashback. Appliances include a fan assisted oven, 4-ring electric hob with extractor fan above and an integrated dishwasher. Space for a small dining room table, wood effect laminate flooring and window overlooking the rear garden.

**UTILITY ROOM:**

Recently installed floor to ceiling cupboards and an area of low level units, one incorporating a washing machine, cupboard housing Worcester Bosch boiler, stainless steel sink with modern swan mixer tap and black/white tiled splashback, window overlooking the rear garden and door with side access.

**FIRST FLOOR LANDING:**

Airing cupboard housing hot water tank with wooden slatted shelving, hatch and ladder to part boarded loft, fitted carpet, smoke alarm and window to side.

**MAIN BEDROOM:**

A dual aspect room featuring recently fitted glass fronted sliding door wardrobes providing hanging space, shelving and pull-out shoe storage, fitted carpet, radiator, windows to front and side and door into:

**EN SUITE SHOWER ROOM:**

Attractive fully tiled shower cubicle, low level wc, pedestal wash hand basin with mixer tap and black mosaic splashback, chrome heated towel rail, shaver point, black tiled flooring, extractor fan and obscured window to side with fitted blind.

**BEDROOM:**

Recently installed glass fronted sliding door wardrobes providing hanging space, shelving and drawer storage, fitted carpet, radiator and window to front.

**BEDROOM:**

Recently installed glass fronted sliding door wardrobes providing hanging space, shelving and drawer storage, fitted carpet, radiator and window to rear overlooking the garden.

**BEDROOM:**

Fitted carpet, radiator and window overlooking the rear garden.

**FAMILY BATHROOM:**

Attractive panelled bath with mixer tap and shower over, low level wc, pedestal wash hand basin, chrome heated towel rail, shaver point, extractor fan, tiled flooring and obscured window to rear with fitted blind.



### OUTSIDE FRONT:

Area of parking for two vehicles and an area laid to lawn with a selection of flower bed borders and planting. Gate with side access to rear garden.

### OUTSIDE REAR:

An extremely private garden offering a generous paved patio adjacent to the property ideal for outside entertaining. The remainder of the garden is principally laid to lawn with areas of established planting and high level wooden flower bed borders.

### SITUATION:

Crowborough is the largest and highest inland town in East Sussex, set within the High Weald Area of Outstanding Natural Beauty and bordering the Ashdown Forest. The town centre gives the impression of being a bustling village, with an excellent choice of supermarkets and numerous small, independent retailers, restaurants and cafes. There is a farmers' market once a month and the luxury of plentiful free parking. The area is well served for both state and private junior and secondary schooling as well as Crowborough Leisure Centre and recreation ground offers a swimming pool, gym, sports hall and a children's playground. The mainline railway station provides trains to London Bridge as well as a good selection of bus routes. Other attractions that Crowborough can offer include nature reserves, plentiful sport and recreation grounds, children's play areas and a thriving arts culture and various annual events. The spa town of Royal Tunbridge Wells is approximately eight miles to the north where you will find the mainline railway station, good range of schooling and an excellent mix of retailers, eateries and pavement cafes spread through the historic Pantiles and The Old High Street.

### TENURE:

Freehold

### COUNCIL TAX BAND:

F

### VIEWING:

By appointment with Wood & Pilcher Crowborough 01892 665666

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.



Beacon Road, Crowborough,  
East Sussex, TN6 1AL  
Tel: 01892 665666

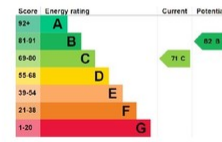
Email: [crowborough@woodandpilcher.co.uk](mailto:crowborough@woodandpilcher.co.uk)  
BRANCHES AT CROWBOROUGH, HEATHFIELD,  
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE  
[www.woodandpilcher.co.uk](http://www.woodandpilcher.co.uk)



Ground Floor

First Floor

Approx. Gross Internal Area 1349 ft<sup>2</sup> ... 125.3 m<sup>2</sup>  
(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.