

Northfields, TN3

Approximate Gross Internal Area = 59 sq m / 635 sq ft



'Tregony' 17 Northfields

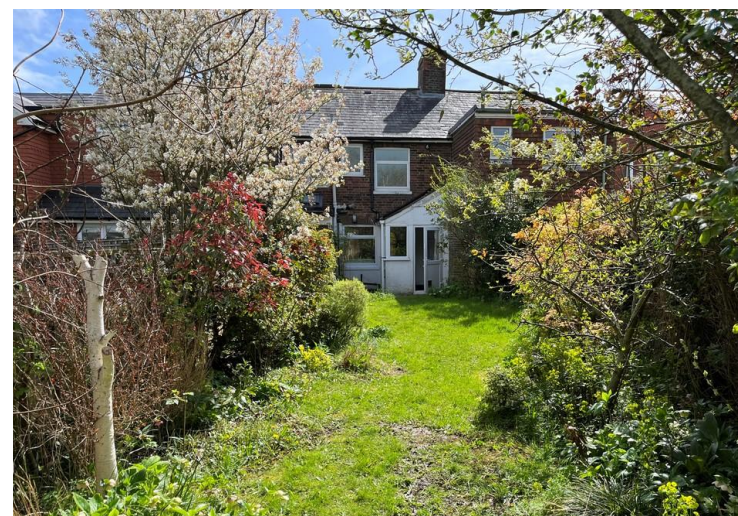
Speldhurst, TN3 0PN

SUMNER PRIDHAM

A pretty tile hung 2-bedroom period cottage located in heart of the highly sought after Speldhurst village benefitting from a beautiful garden backing on to allotments. Ready for immediate occupation and also offering potential to extend similar to its neighbouring cottages. Walking distance to excellent primary school and village hall.

Sitting Room, Kitchen Dining Room, Garden Room, Double Bedroom, Single Bedroom, Wet Room Shower, Gas Fired Central Heating, Double Glazed Windows throughout, Front and Rear Garden.

Guide price £300,000 - £325,000 Freehold *No Forward Chain*



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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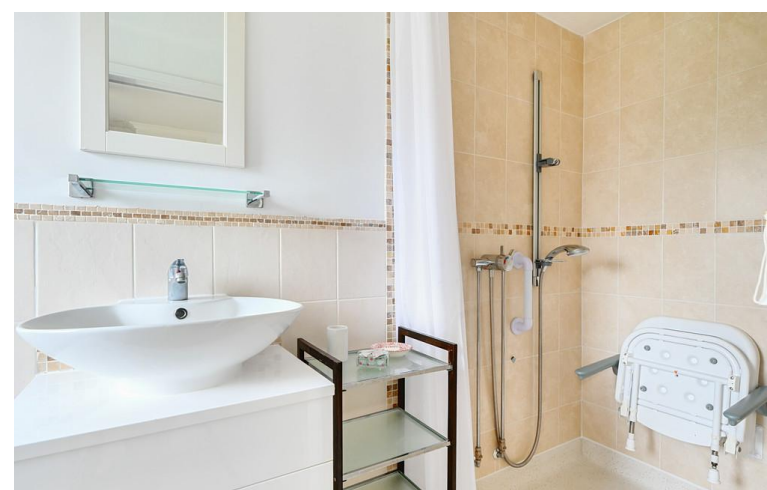
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Agents Note: Whilst every care has been taken to prepare these particulars they are for guidance purposes only. If there are any points of particular importance to you please contact the office. Any areas, measurements or distances are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon. It should not be assumed that the property has all necessary planning, building regulations or other consents. Sumner Pridham have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Property Description

- ◆ Setback from Northfields behind a picket fence and gate with lawn and privet hedge.
- ◆ Composite front door to the sitting room.
- ◆ Solid wooden floor continues through the sitting room into the kitchen dining room.
- ◆ Sitting room has a large low silled double glazed window to the front, throwing natural light into the room.
- ◆ Chimney breast with former working fireplace currently sealed, display and media shelves either side.
- ◆ Cupboard beneath housing consumer unit and electric meter, double radiator.
- ◆ Lobby with staircase to the first floor, kitchen dining room with large double glazed window giving an attractive view over the garden with sink and drainer beneath, matching kitchen cabinets providing useful storage including nest of drawers and wall mounted cabinets.
- ◆ Integrated washing machine, dishwasher, Bosch ceramic hob with matching Bosch electric fan assisted oven beneath, concealed extractor above, double radiator.
- ◆ Useful understairs storage cupboard with shelving, light connected.
- ◆ Chimney breast with former range recess now converted to a shelved cupboard with further shelving and cupboard to side.



- ◆ Garden room with dual aspect taking advantage of the attractive outlook, double radiator, double glazed door leading to the garden.
- ◆ Staircase to the first floor landing with access to the roof storage space.
- ◆ Pine door leading into double bedroom 1 which is a light room with attractive outlook and featuring the original cast iron inset fireplace, pine door to a former shower cubicle (not working), double radiator.
- ◆ Single bedroom 2 with double radiator, large double glazed window with view over the pretty rear garden, former fireplace with attractive cast iron inset, cabinet housing Worcester Gas fired boiler providing heating and domestic hot water.
- ◆ Wet room shower with Mira shower unit, upstand washbasin with vanity cupboard beneath, low level WC, double radiator, air extractor and window to rear.

Outside

- ◆ One of the features of the property is its delightful cottage garden which is well stocked with mature flowering shrubs either side of the lawn.
- ◆ Two thirds of the way down the garden is a former productive vegetable garden with green house and garden shed and from here views can be enjoyed across to Bidborough.
- ◆ There is a paved patio adjacent to the cottage and a side garden gate giving access across the neighbouring garden leading out to Northfields.
- ◆ To the front there is an outside light and water tap.

Location

- ◆ Located in the heart of Speldhurst village, all the village amenities are within easy walking distance.
- ◆ This includes the highly sought after village Primary School, village shop and the recreation ground and hall, George and Dragon Public House and church.
- ◆ Speldhurst village is surrounded by beautiful countryside and 2.5 miles from the centre of Tunbridge Wells.

Viewing

Strictly by appointment only through sole agents Sumner Pridham
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