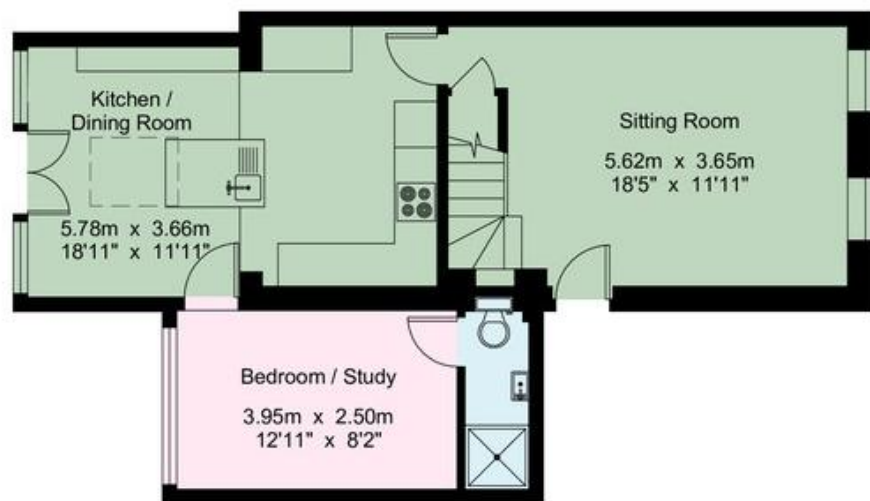


First Floor



Ground Floor

5 Newton Willows

House - Gross Internal Area : 85.7 sq.m (922 sq.ft.)



Score	Energy Rating	Current	Potential
92 -	A		
81 - 91	B		82 (B)
69 - 80	C		
55 - 68	D	62 (D)	
39 - 54	E		
21 - 38	F		
1 - 20	G		



For Identification Purposes Only.

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5 Newton Willows

Groombridge, TN3 9RF



An attractive well-presented 3 bedroom semi-detached character house, in the much sought after Groombridge village. Quiet cul-de-sac location opposite cricket ground and within walking distance shops and primary school.

Sitting Room, Kitchen/Dining Room, Reception Room/Bedroom 3, Cloak Shower Room, 2 Further Bedrooms, Family Bath/Shower Room, Gas Fired Central Heating, Garden, Off-Road Parking

Guide price £450,000 to £475,000 Freehold



29 Vale Road
Tunbridge Wells
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TN1 1BS

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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.



- ◆ windows and french door out to the garden.
- ◆ Reception room to the side could also be used as a ground floor bedroom 3 with double glazed windows with fitted blinds and includes access to an attic with loft ladder connected.
- ◆ Well-appointed and recently installed cloak shower room with separate shower cubicle, washbasin with cupboard beneath, low level WC with hidden cistern, chrome towel rail and air extractor.
- ◆ Staircase to first floor.
- ◆ The two first floor double bedrooms lay to front and rear of the house with bedroom 1 having an attractive outlook to the cricket ground.
- ◆ Recently installed and well-appointed bathroom with tiled floor and walls, panelled bath with handheld drench head shower above, WC with hidden cistern, wash basin with storage beneath, chrome towel radiator, air extractor and window.
- ◆ Good sized cupboard housing new gas fired combination boiler.

Outside

- ◆ Easily maintained paved garden accessed via French door from the kitchen/dining room, fenced boundary with gate leading out to the driveway providing off road parking for one car.
- ◆ A useful garden shed is conveniently located at the front of the house.

Location

- ◆ Excellent location away from the main road yet within easy walking distance to the village centre, with its local shops which includes a bakery, convenience store, also within walking distance is the Dr's surgery, cricket ground, The Crown, and The Junction pubs.
- ◆ The local Groombridge Primary School is rated as good by Ofsted.

Practicalities

- ◆ All mains services connected.

Viewing

Strictly by appointment only through sole agents Sumner Pridham info@sumnerpridham.co.uk 01892 516615

Property Description

- ◆ Attractive and well-presented 3 bedroom semi-detached house.
- ◆ Quiet location within walking distance from the village centre, with its shops, local pubs and Primary School.
- ◆ Recently modernised ground floor cloak shower room and first floor family bathrooms.
- ◆ Well-equipped and spacious kitchen dining room featuring lantern light and french doors out to the garden.
- ◆ Versatile second reception room/bedroom 3 with ensuite cloak shower room.
- ◆ Attractive weatherboard front elevation set behind lawn and picket fence.
- ◆ Front door leads into a spacious sitting room with shuttered windows to the front.
- ◆ Fully integrated kitchen includes Neff hob and oven, Bosch microwave oven, Neff dishwasher, fridge, separate matching freezer, and washing machine.
- ◆ Good range of worksurfaces which include an island unit, saucepan drawers beneath, stainless steel sink and drainer, and excellent range of cupboards and extensive worksurfaces.
- ◆ The spacious and well fitted kitchen also has ample space for a table and chairs and features a lantern plus full width

