



# burnett's

Individual Property : Individual Service



Tucked-away on a quiet close yet within easy reach of the local amenities, this semi-detached bungalow offers flexible accommodation including up to three bedrooms, with off-road parking, garage, front and South-West facing rear garden. EPC:

ordered

Guide Price £450,000 Freehold



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# 5 Jonas Drive, Wadhurst, TN5 6RJ

Guide Price £450,000 Freehold

Set just a little way into Jonas Drive, this semi-detached bungalow sits slightly elevated from the road with easy-rise steps gently ascending to the front door through the front lawn. Additional steps lead up from the driveway, which provides parking for several cars in tandem, in addition to the garage at the head of the driveway, which has power and lighting.

The house is arranged on one floor, with potential to extend into the roof, as others have done, subject to the necessary consents.

One enters into the central hallway, with engineered Oak flooring and Oak veneered doors leading off to each of the rooms around it. The owners have installed sliding glass doors into the living room to invite borrowed natural light from the living room window into the hallway. There is also a coats cupboard off the hallway and access to the loft, which is partially boarded, with a pull-down ladder.

The living room has a lovely aspect over the front lawn and features a continuation of the engineered Oak flooring and a fireplace housing a woodburning stove.

The kitchen/breakfast room is fitted with wall and base units, with ample worktop space. There is an integrated four ring gas hob with extractor hood over and a Bosch oven. There is also space for a washing machine, slimline dishwasher and tall fridge freezer. A half-glazed door leads out to the rear garden and a window overlooks the same. The kitchen has wood-effect flooring.

Across the way from the kitchen is a dining room. This was originally a third bedroom and the owners have had it as an occasional guest room, but it works well as a dining room or study, depending on requirement. It has French doors leading out to the conservatory.

The two main bedrooms will both accommodate double beds and one has fitted wardrobes and drawers.

The bathroom is located at the end of the hallway and is fitted with a white suite including panelled P-shaped bath with shower over, washbasin, WC and two heated towel rails. It has tiled walls and a tall fitted cupboard.

To the rear of the house, the garden is slightly raised and the owners have landscaped it to provide a flat patio just outside the kitchen and have built steps up to a gravel seating/dining area, with a shed, which leads onto a couple of areas of lawn, with planted beds and a greenhouse.

The property is located on a residential cul-de-sac on the Northern fringe of Wadhurst. The town centre is about three-quarters of a mile away, offering an array of amenities, and the mainline rail station is about 1

mile away. There are also shops on Station Road and the Sparrows Green Road, which are within a quarter and a third of a mile respectively.

Wadhurst, voted the Sunday Times best place to live in 2023, is a characterful market town offering a good selection of shops and facilities including a local supermarket and Post Office, a family run butcher shop, greengrocer, chemist, delicatessen, hairdressers, pubs, a high-quality gift shop and ladies' outfitters, cafes and restaurant, an excellent library, art gallery and book shop, a local doctors, dentist practice and sports centre. There is a vibrant community with churches of various denominations and several clubs/societies to get involved with.

The surrounding countryside is designated as and Area of Outstanding Natural Beauty, with miles of rolling hills and woodland to explore. The popular attractions of Bewl Water Reservoir and Bedgebury Pinetum are both easily accessible.

The town has a good primary school, secondary academy and Catholic preparatory school.

The lovely Spa town of Royal Tunbridge Wells is about six miles to the North-West, with its fabulous shopping and beautiful Regency style paved Pantiles area, theatres and various other leisure facilities.

There is a good local bus service serving Tunbridge Wells and Hawkhurst and from Wadhurst station, London Bridge and Hastings are both within an hour's trip.

## Material Information:

Wealden District Council. Tax Band D (rates are not expected to rise upon completion).

Mains gas fired central heating. Mains electricity, water and drainage.

The property is believed to be of brick/block construction with a concrete tiled roof.

We are not aware of any safety or cladding issues, or of any asbestos at the property.

The property is located within the High Weald National Landscape.

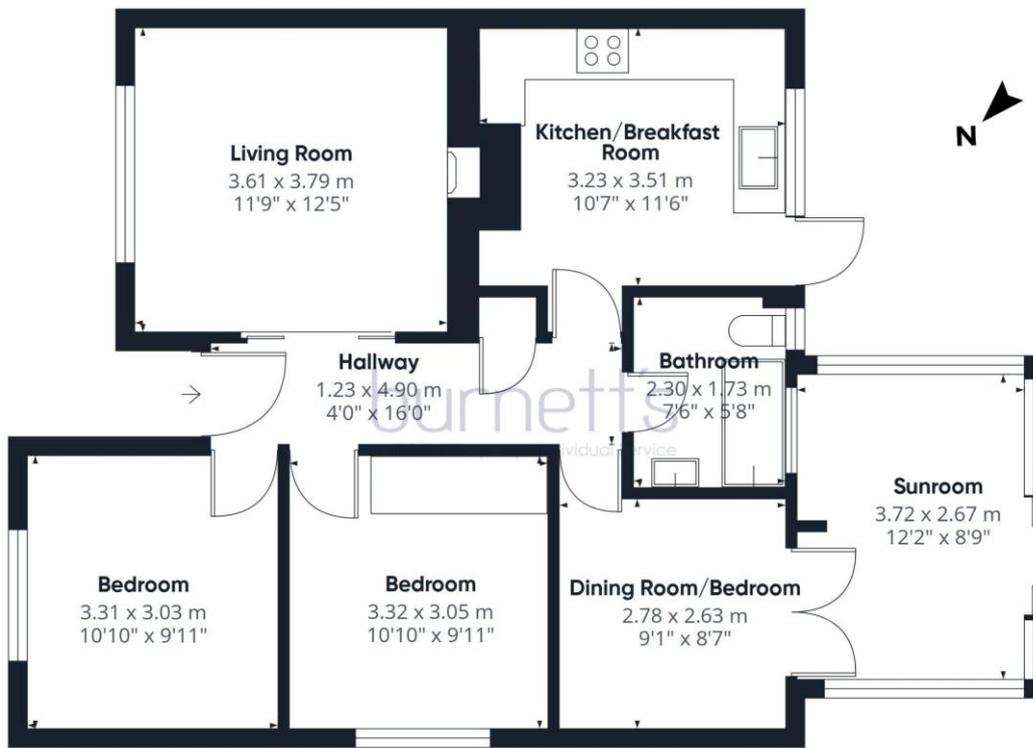
The title does not have any restrictions but does have easements relating to services. We suggest you seek legal advice on the title.

According to the Government Flood Risk website, there is a very low risk of flooding.

According to Ofcom, Ultrafast broadband is available to the property and there is variable mobile coverage, best from Vodafone and O2.

We are not aware of any planning permissions for new houses / extensions at any neighbouring properties or of any mining operations in the vicinity.

The property does not have step free access.



**Approximate total area**  
(excluding garage)  
74.2 m<sup>2</sup>  
800 ft<sup>2</sup>

Garage : 13.2 m<sup>2</sup>  
142 ft<sup>2</sup>

Ground Floor



Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Awaiting EPC

