



Ibbett Mosely

15 Ely Gardens, Tonbridge, Kent, TN10 4NZ
£925,000



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A DECEPTIVELY SPACIOUS MODERN DETACHED FAMILY HOME OCCUPYING A FINE CORNER POSITION ADJOINING A BELT OF PROTECTED WOODLAND TO THE REAR AT THE END OF A CUL DE SAC IN THE SOUGHT AFTER RIDGEWAY AREA

AN INTERNAL INSPECTION IS ADVISED TO FULLY APPRECIATE THE TOTAL AREA OF 2600 SQ FT ACCOMMODATION (INCLUDING GARAGE) OFFERING IMMENSE POTENTIAL TO IMPROVE AND/OR EXTEND

- MASTER SUITE WITH BEDROOM, BATHROOM AND DRESSING AREA
- SITTING ROOM
- KITCHEN/BREAKFAST ROOM
- DELIGHTFUL SOUTH FACING GARDENS TO TWO SIDES
- FOUR FURTHER BEDROOMS (ONE WITH EN SUITE SHOWER ROOM)
- DINING ROOM
- UTILITY ROOM AND CLOAKROOM
- FAMILY BATHROOM
- STUDY
- DOUBLE GARAGE

A DECEPTIVELY SPACIOUS AND APPEALING DETACHED FAMILY HOME having about 2600 sq ft of accommodation (including garage) built in 1995 and now being offered on the open market for the first time. The house benefits from sealed unit double glazing as well as gas fired central heating and is considered to provide immense potential to further improve and/or extend subject to planning. An additional feature is the fine corner position enjoying a south facing garden to two sides of the property which adjoins a protected belt of woodland. Houses in this location are seldom available and an early inspection is therefore advised.

TONBRIDGE

Occupying a convenient location at the end of this cul de sac comprising quality detached houses of varying designs approached from the sought after Ridgeway. The town centre with good range of shopping facilities including Waitrose, various eateries and coffee shops is within about a mile and the main line station with frequent services to London and the South Coast is a slightly longer distance. There are Private and State educational facilities in

the immediate area including Hilden Grange and Hilden Oaks, Woodlands Primary as well as The Judd School, Tonbridge Grammar, Weald of Kent, Hayesbrook and Hillview School for Girls at the southern area of the town. The A21 and then M25 is within easy reach at Morleys roundabout. There is a nearby public footpath which provides an easier pedestrian route to the town centre via Yardley Park Road.

ENCLOSED ENTRANCE PORCH

Double doors to

SPACIOUS 'T' SHAPED ENTRANCE HALLWAY

With radiator, understairs cupboard.

CLOAKROOM

With wash basin, WC, radiator.

SITTING ROOM

With attractive fireplace in bay recess having a gas coal flame effect fire and display stands to either side, wooden mantelshelf over. Two radiators, bay window at front, patio doors to south facing paved area and garden.

DINING ROOM

Approached through glazed double doors from the Hallway and having two radiators.

STUDY

With radiator.

KITCHEN/BREAKFAST ROOM

With single enamel drainer sink unit inset to work surface with cupboards under and storage/plumbing for dishwasher. Extensive top to side having drawers and cupboards under, four ring gas hob inset with extractor hood over and range of wall cupboards. Double oven and grill in cupboard housing. Peninsular unit with cupboards, drawers and storage under. Two radiators. Sealed unit double glazed doors to a further paved area.

UTILITY ROOM

With single stainless steel drainer sink inset to top having cupboards under and storage with plumbing for washing machine and dryer. Double wall cupboard, radiator. Glowworm Ultimate wall mounted gas fired boiler. Half glazed door to side access.

FIRST FLOOR HALF LANDING

With a long picture window.

PART GALLERIED LANDING

With radiator, linen cupboard with cylinder. Loft ladder access to roof space.

MASTER SUITE

BEDROOM with two radiators. (This room is currently used as a Study office) BATHROOM with corner panelled bath, pedestal wash basin, WC. Radiator, half tiled walls and display shelf. DRESSING AREA with two double built in cupboards to either side.

GUEST SUITE

BEDROOM with radiator, double built in wardrobe cupboard. SHOWER ROOM with tiled shower cubicle, pedestal wash basin, WC. Radiator, half tiled walls and display shelving.

BEDROOM THREE

With radiator, double built in wardrobe cupboard.

BEDROOM FOUR

With radiator, double built in wardrobe cupboard.

BEDROOM FIVE

With radiator, built in wardrobe cupboard.

FAMILY BATHROOM

With panelled bath, pedestal wash basin, WC, part tiled walls, radiator.

OUTSIDE

Brick paved driveway to DOUBLE GARAGE with two up and over doors. The SOUTH FACING REAR GARDEN has a lawned area enclosed by well stocked borders having a variety of shrubs, plants and roses as well as picket fencing. Flight of steps down to an enclosed lower level lawn with borders and bounded by a belt of protected woodland. There is also a side area of gently sloping lawn with beds and borders. Greenhouse. Garden Shed. The whole, which is probably one of the largest on the development, provides a delightful setting for the property.





Approx. Gross Internal Area 2609 sq. ft / 242.3 sq. m
(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.

Ibbett Mosely

Tonbridge 01732 351323

EPC Rating- D

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