



WOOD & PILCHER



- 3 Bed, 3 Storey Town House
- Contemporary Presentation
- Generous Kitchen/Dining Room
- Pretty Rear Gardens
- Garage & ORP
- Energy Efficiency Rating: C

Underwood Rise, Tunbridge Wells

£385,000

woodandpilcher.co.uk

30 Underwood Rise, Tunbridge Wells, TN2 5RY

DESCRIPTION:

A three storey, three bedroom, contemporary, town house in a peaceful cul de sac location to the south side of town - a little over a mile from the main line railway station. Benefiting from off road parking and further single garage, the property enjoys a principal ground floor lounge with good entertaining space as well as further ground floor wc and further kitchen/dining room which itself has direct access to the pretty rear gardens. There are two bedrooms and family bathroom to the first floor with a further master bedroom suite on the second with a good bedroom size, further en suite shower room and a further and separate walk in wardrobe area with under eaves storage. The pretty gardens are essentially low maintenance with deep areas of well stocked shrub borders and a small area of lawn to the rear.

SITUATION:

Underwood Rise is a small, mixed development of modern homes conveniently located close to local schools, a Sainsbury's supermarket and further Homebase. The Pantiles are some 0.5 of a mile distant with their highly regarded cafes, restaurants and bars and a further mile beyond this is Tunbridge Wells main line railway station with a selection of commuter services to both London and the South Coast. Tunbridge Wells enjoys a principal multiple shopping area at the Royal Victoria Place and associated Calverley Road precinct. Leisure facilities include a number of sports clubs, including golf, cricket and rugby, good access to Tunbridge Well Common as well as further education facilities offering an excellent selection of schools at Primary, Secondary, Grammar and Independent levels.

Access is via a partially glazed double glazed door with two inset opaque glass panels leading to:

ENTRANCE HALLWAY:

Wood effect flooring, radiator, stairs to first floor, inset LED spotlights, corning. Doors leading to:

GROUND FLOOR WC:

Fitted with a corner wash hand basin with mixer tap over, low level wc. Wood effect flooring, part tiled walls, radiator. Opaque double glazed window with fitted roller blind

LOUNGE:

Wood effect flooring, two radiators, double glazed windows to the front with a fitted blind, various media points, corning. Good space for sofas, furniture and entertaining. Door leading to:

KITCHEN/DINING ROOM:

Fitted with a range of wall and base units with a complementary work surface, part tiled walls forming a tiled splashback adjacent to the cooker. Inset 'AEG' electric cooker and inset four ring gas hob with a feature stainless steel extractor hood over. Inset one and half bowl stainless steel sink with mixer tap over. Space for freestanding washing machine, tumble drier and fridge/freezer. Engineered oak flooring, good space for table, chairs and entertaining. Radiator, inset spotlights to the ceiling. Partially glazed double glazed door to the rear with fitted blind, further double glazed windows to the rear with fitted blind. Door leading to shallow understairs cupboard with space for ironing board etc.



FIRST FLOOR LANDING:

Carpeted, steps to second floor, double glazed window to the front with fitted blinds, cornicing, inset spotlights to the ceiling. Door to airing cupboard housing contemporary hot water cylinder, good additional storage space and further fitted shelves with storage above.

BEDROOM:

Carpeted, double glazed window to the rear with fitted blind, radiator, fitted wardrobes with areas of coat rails and storage above.

FAMILY BATHROOM:

Fitted with a low level wc, wash hand basin set atop a storage unit with mixer tap over, feature panelled bath with mixer tap over. Vinyl floor, part tiled walls, radiator, extractor, inset spotlights.

BEDROOM:

Wood effect flooring, double glazed window to the front with fitted blinds, radiator, cornicing.

SECOND FLOOR LANDING AREA:

Carpeted, inset spotlights, cornicing. Door to:

MASTER BEDROOM SUITE:

Carpeted, radiator, access to loft, double glazed windows to the front with fitted blinds. Areas of sloping ceiling, cornicing. Doors leading to:

EN SUITE SHOWER ROOM:

Fitted with a low level wc, wash hand basin with mixer tap over set atop a storage unit, tiled splashback, single walk in shower cubicle with concertina glass door and single shower head. Vinyl floor, radiator, areas of sloping ceiling, inset spotlights to ceiling. Velux window with fitted blind.

WALK IN WARDROBE:

Vinyl floor, good storage space for clothes in the form of two long hanging rails with further storage above. Good space for chest of drawers etc. Door to under eaves access.

OUTSIDE FRONT:

Essentially a low maintenance front garden with a small paved path running to the pavement, generously stocked shrub beds to either side of the path in front of the property. The property also benefits from a leasehold garage a little detached from the property a distance of a few metres away with an up and over door and further single allocated off road parking space in front of the door.

OUTSIDE REAR:

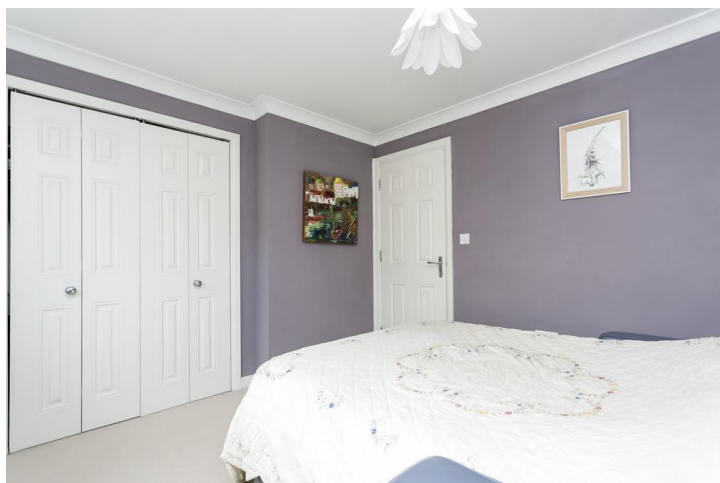
An area of decking to the immediate rear of the property with good space for table, chairs and entertaining. Outside tap, well stocked shrub bed. The remainder of the garden is principally set to lawn with wide and mature shrub beds, retaining fencing and gate leading to the rear.

TENURE:

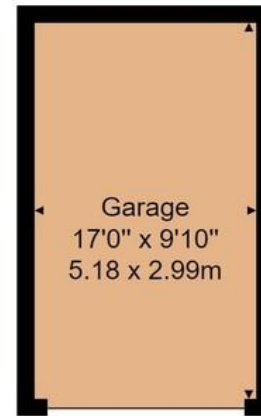
Freehold

VIEWING:

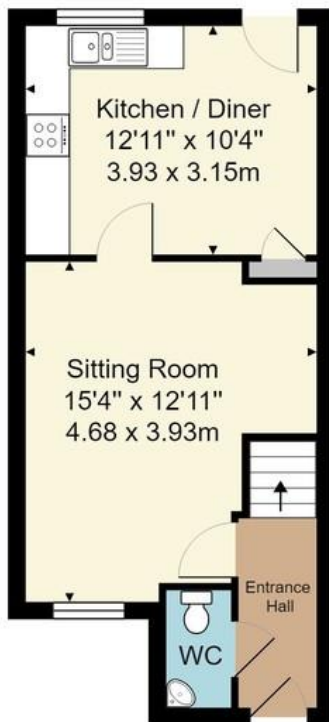
By telephone appointment to Wood & Pilder on 01892 511211.



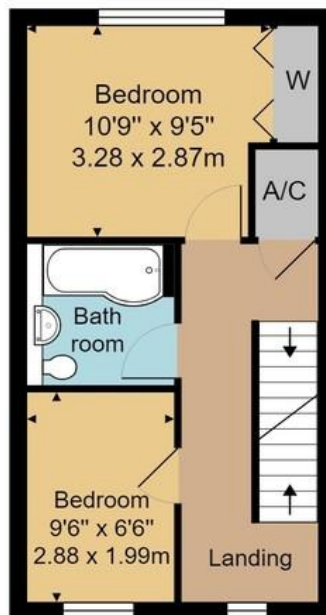
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



Garage



Ground Floor



First Floor



Second Floor

House Approx. Gross Internal Area 944 sq. ft / 87.7 sq. m

Garage Approx. Internal Area 167 sq. ft / 15.5 sq. m

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 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 systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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