



WILMAN ROAD
TUNBRIDGE WELLS - £675,000



50 Wilman Road

Tunbridge Wells, TN4 9AP

Smart and spacious four bedroom semi detached family home with a superb contemporary kitchen diner, utility room, large level garden and off road parking for two cars, situated in a most popular St Johns locations close to well regarded schools.

This beautifully presented, contemporary four bedroom family home offers spacious accommodation over three levels. On the ground floor the charming living room sits to the front of the property and the superb open plan kitchen/ diner sits to the rear, with large bi folding doors opening directly onto the patio area of the garden. The kitchen is of high specification to include an integrated dishwasher, space for a wine cooler, induction hob and double oven. A large central island unit is quite the focal point of this delightful room and sits beneath a lantern style skylight which bathes the room with natural light. There is space for a seating area as well as a dining table. The useful utility room and cloakroom complete the accommodation on this floor. On the first floor there are three good sized bedroom and a luxury bathroom. The loft bedroom is light and airy and has made clever use of eave space to provide a wealth of storage and has a modern en suite bathroom. Outside the rear garden is a mainly laid to lawn with a large patio area ideal for outdoor dining. To the front there is off road parking for two cars. We highly recommend an early viewing to fully appreciate this excellent example of a sympathetically extended family home.

ENTRANCE HALL:

Door to porch, double glazed front door leading into entrance hall, radiator, under stairs storage cupboard (housing meters), stained glass window.



LIVING ROOM:

Double glazed bay window to front, radiator, cupboards to either side of chimney breast, feature fireplace with wood surround.

KITCHEN:

Double glazed bifold doors onto garden, double glazed window to rear, lantern style sky light, under floor heating, a range of wall and floor white matt drawers and cupboards, quartz worksurface, integrated oven dishwasher, Neff induction hob, hidden extractor fan, wine cooler, two Neff integrated ovens (with microwave function), space for large American style fridge freezer, island unit with matt grey units and quartz worksurface, larder cupboard housing boiler. Dining area with areal point.

UTILITY ROOM:

White gloss units, sink and mixer tap, space for washing machine and tumble dryer, radiator.

CLOAKROOM:

WC, wash basin and mixer tap, frosted double glazed window to side.

LANDING:

Frosted double glazed window to side, stairs to 2nd floor.

BEDROOM:

Double glazed bay window to front, radiator, fitted wardrobes with sliding doors.

BEDROOM:

Double glazed window to rear, radiator, fitted wardrobe with drawers and hanging space, sliding doors.

BEDROOM:

Double glazed window to front, radiator

BATHROOM:

Double glazed frosted window to rear, double glazed frosted window to side, bath, mixer tap and shower tap, WC, shower cubicle and glass



surround, wash basin in vanity unit, mixer tap, heated towel rail.

BEDROOM:

Two large Velux windows to front, plenty of built in storage cupboards to eaves, double glazed window to rear, radiator.

EN-SUITE:

Frosted double glazed window to rear, shower cubicle with glass screen waterfall shower head and separate shower attachment, wash basin in vanity towel rail, partly tiled walls.

OUTSIDE FRONT:

Drive way for two cars, side access.

OUTSIDE REAR:

Lawn, patio area, wooden shed, side access.

TENURE:

Freehold

VIEWING:

By appointment only Wood & Pilcher 01892 511311

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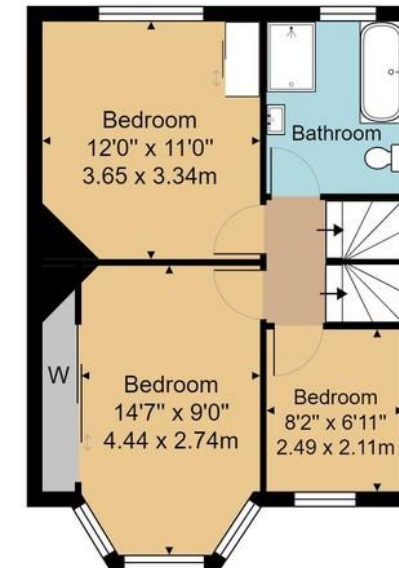
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Second Floor



Ground Floor



First Floor

Approx. Gross Internal Area 1439 ft² ... 133.7 m²

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