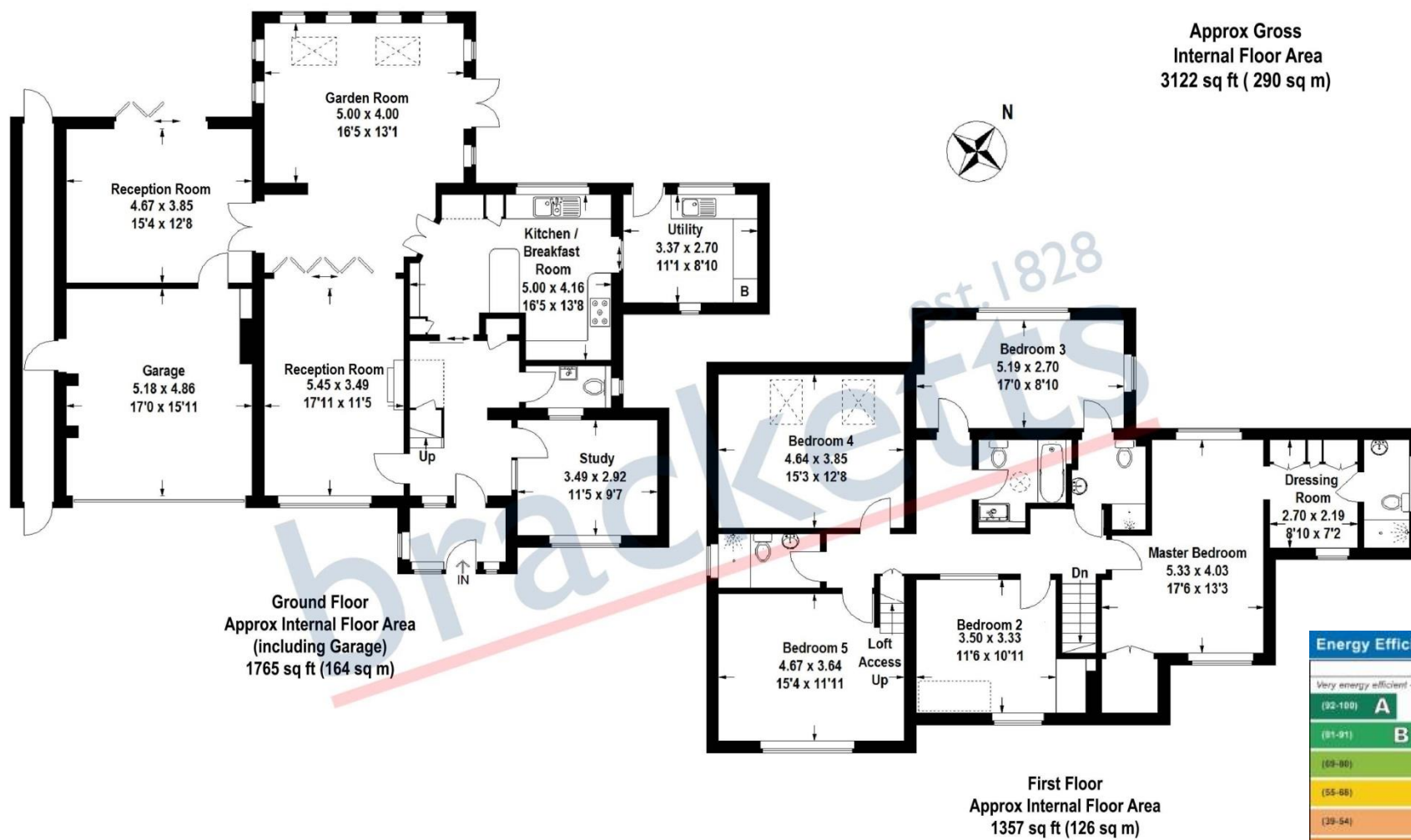




30 Malton Way, Tunbridge Wells, Kent TN2 4QE
Guide Price £889,950 Freehold

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	76	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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VIEWING

By appointment with Bracketts.

LOCATION

Located within this popular cul-de-sac, accessed from a small no-through road on the east side of Tunbridge Wells, this property is close to woodland at Robin Gate and Greggs Wood and approximately two miles from Tunbridge Wells town centre with its multiple range of shopping and recreational facilities. Access to the A21 is within approximately half a mile, together with a Tesco supermarket. The area is well served for schooling, in particular, the now highly regarded Skinners' Kent Academy secondary school which has seen significant investment in recent years and is now rated OFSTED Outstanding. The mainline stations at Tunbridge Wells, High Brooms and Tonbridge both offer fast trains to London.

TO BE SOLD

A beautifully presented and significantly extended detached family home enjoying this corner plot in this residential cul-de-sac on the north-east fringes of Tunbridge Wells. There is flexible open plan accommodation with a superb modern kitchen/breakfast room with Corian worktops and breakfast bar. The formal reception room links to the garden room with bi-fold doors and this room in turn connects with both the kitchen/breakfast room and a further formal dining/family room with bi-fold doors to the garden. In addition to this is a study, together with a downstairs cloakroom and useful utility room. The double garage is integral with access from the house. Upstairs there are five bedrooms, two of which are en suite, together with a further two bath/shower rooms. The landscaped gardens provide parking for numerous cars, together with a large gated side access enabling storage of a caravan etc within the rear garden. There is gas central heating and double glazing and we recommend an early viewing.

Front Door opening to:

Porch

Windows to the front and side and uPVC glazed door opening to:

Entrance Hall

Real wood floor. Stairs to the First Floor. Cloaks cupboard.

Study

Window to the front. LED recessed spotlights. Glass bricks giving borrowed light to the hall.

Downstairs WC

Back to wall WC with concealed push button cistern and wash hand basin with cupboards beneath. Frosted window to the side. Glass bricks at high level.

Reception Room

Large window to the front. Feature fireplace. Timber bi-fold doors across the width of the rear of the room opening to:

Garden Room

Double doors connecting to the kitchen/breakfast room. Real wood flooring. Space for table and chairs and a further seating area with two glazed skylights and eight windows to either side and rear, together with French doors to the garden. Recessed LED spotlights. Double doors to:

Reception Room

(Used by the current vendors as a formal dining room). Bi-fold doors overlooking the rear garden. Door to:

Integral Double Garage

Power and light. Automatic door.

Kitchen / Breakfast Room

Range of cream coloured units with Corian worktop with matching upstands and inset one-and-a-half bowl sink with waste disposal and chromed mixer tap. Matching sill set beneath a large window overlooking the rear garden. Integrated plate rack. Breakfast bar with seating for four. Range cooker with gas hob and electric ovens. American fridge/freezer. Inset LED ceiling spotlights. Opening through to:

Utility Room

A dual aspect room with windows to the front and rear, together with door to the garden. Large worktop with sink. Space and plumbing beneath for washing machine and tumble dryer. Further space for fridge and freezer. Gas central heating boiler.

First Floor Landing

Loft hatch with ladder. Double door storage cupboard. Doors to all rooms.

Master Bedroom

Front to back aspect. Double door built-in wardrobe. Doorway to:

Dressing Room

To the left hand side is a range of five door wardrobes with a further half glazed wardrobes being available by separate negotiation. Window to the front. LED spotlights. Doorway to:

En Suite Shower Room

Shower with glazed door, push button WC, vanity basin with glass sink and countertop with cupboards beneath. Chromed ladder-style towel rail. Frosted window to the side. LED spotlights.

Bedroom 2/Study

Dormer window to the front (used by the current vendors as a Study). Glass bricks giving borrowed light to the landing.

Family Bathroom

Bath with mixer tap and shower, push button WC and large basin with cupboard beneath. Chromed ladder-style heated towel rail. Ceramic tiled floor and walls. Light tunnel. Halogen recessed spotlights.

Bedroom 3

Located at the rear with a dual aspect having an attractive outlook over the rear and side gardens with tree-top views and benefiting from:

En Suite Shower Room

Shower with glazed concertina door, push button WC and vanity basin with cupboard beneath. Light tunnel. Ladder-style heated towel rail.

Bedroom 4

Two Velux skylights to the rear enjoying a tree-top outlook.

Shower Room

Walk-in shower with glazed shower screen and low profile tray, push button WC, basin with cupboards beneath. Chromed ladder-style heated towel rail. Window to the side.

Bedroom 5

Large window to the front. Stairs to:

Attic Space

Walk-in attic space providing useful boarded storage and having a Fakro skylight to the rear.

OUTSIDE

There is a generous **Front Garden** with brick paved driveway providing parking for approximately four cars, together with a further parking area to the side, with gated vehicle access to the **Rear Garden** which has a large patio immediately outside the house which leads onto an area of lawn with mature hedging to the boundary. Garden chalet with power and light and separate integral store at rear. Further garden shed and greenhouse. The total plot extends to just over ¼ of an acre.

ROUTE TO VIEW

From our office in the High Street proceed northbound taking a right hand turn at the mini roundabout into Grove Hill Road. Continue uphill, bearing left into Prospect Road and proceed straight over at the traffic lights into Pembury Road. Continue past Dunorlan Park, taking a left hand turn into Blackhurst Lane. Proceed to the end, taking a right hand turn into Malton Way, where this property will be found on the right hand side.

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