



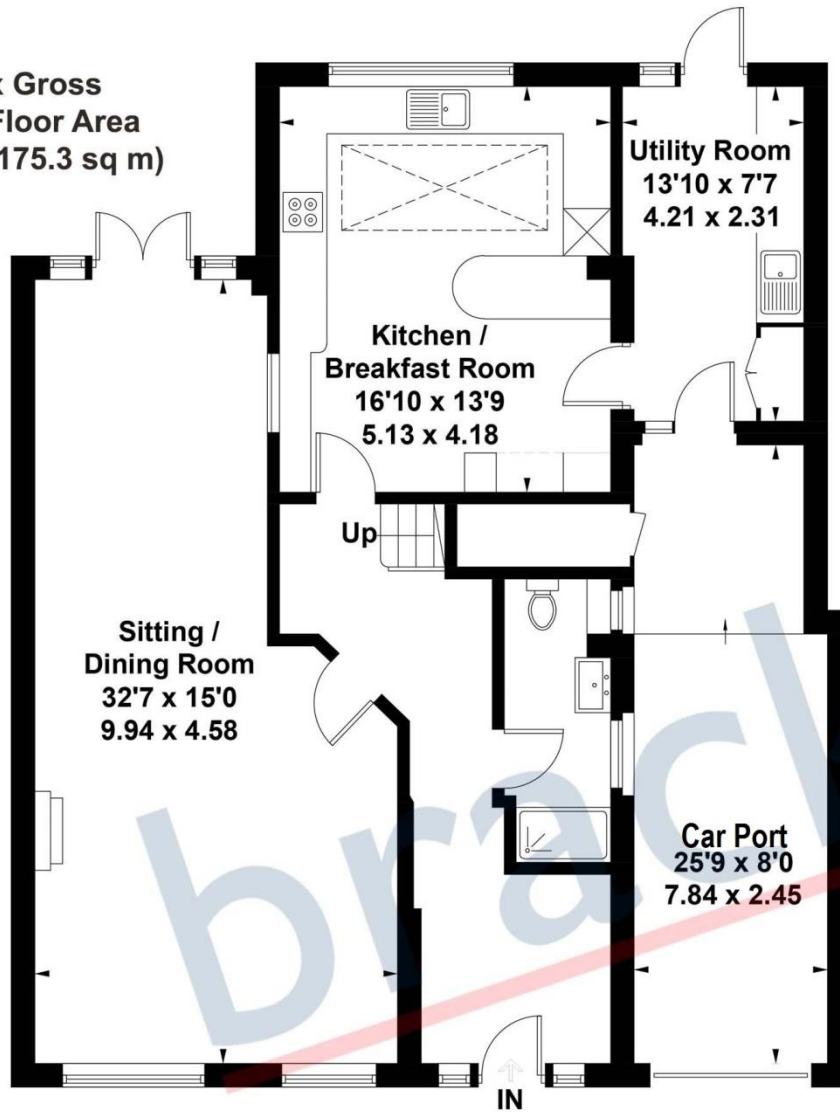
16 Wallace Close, Tunbridge Wells, Kent TN2 5HW

Price Range: £695,000 - £715,000 Freehold

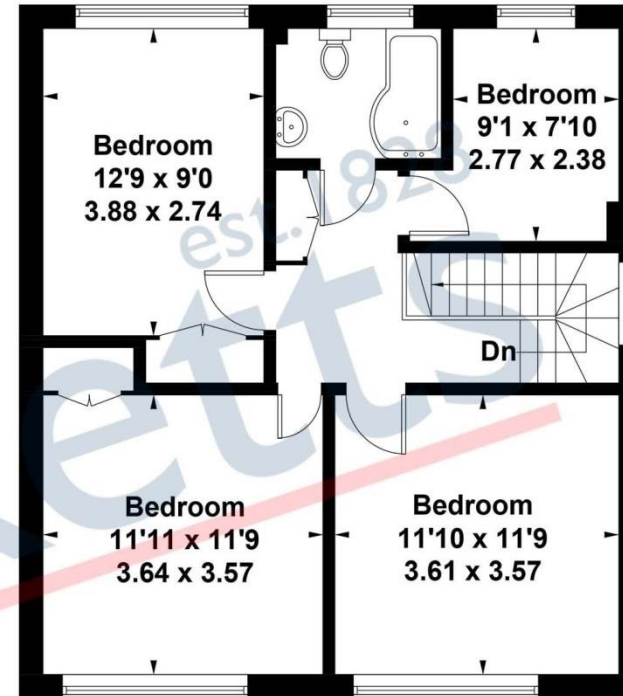
When experience counts...

est. 1828  
**bracketts**

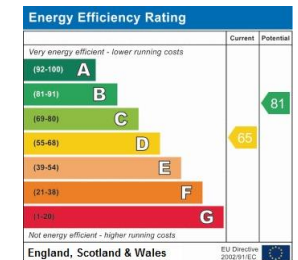
Approx Gross  
Internal Floor Area  
1886 sq ft (175.3 sq m)



Ground Floor Approx Internal  
Floor Area (Including Garage)  
1242 sq ft (115.4 sq m)



First Floor Approx Internal  
Floor Area  
644 sq ft (59.9 sq m)



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## VIEWING

By appointment with Bracketts.

## LOCATION

This property is set towards the end of a residential cul-de-sac within the leafy southern part of the town enjoying easy access to local amenities. The property is within a mile of The Pantiles, Common and the cafe culture of the High Street; a similar distance from a mainline railway station that provides commuter services to London in under an hour. Tunbridge Wells also boasts the Royal Victoria Place shopping centre where many national retailers are represented. There are two theatres and the area affords a variety of state and independent schools for all age groups, together with a good mix of sport, leisure and recreational facilities.

## TO BE SOLD

This appealing modern home, constructed in facing brick under a pitched tiled roof, has been imaginatively extended to the ground floor creating bright and spacious reception space. The accommodation affords double glazed windows and doors, gas fired central heating, new sanitary ware throughout, together with a stunning modern kitchen. An internal inspection cannot be too highly recommended.

## ACCOMMODATION

Panelled hardwood Front Door with twin side windows into:

### Generous Hallway

Two radiators. Low voltage spotlights. Staircase up.

### Shower Room/WC

A wide tiled shower cubicle with an Aqualisa mixer, vanity-style wash basin with waterfall tap, tiled splashback and cupboard beneath, low flush WC. Chromed towel rail/radiator. Twin side windows. Ceramic tiled flooring.

### Through Reception Space

A very bright feature of the property, the **Living Area** has twin windows to the front. Radiator. Low voltage spotlights to the ceiling. Painted surround and mantel to feature fireplace. Open plan to:

### Dining Area

Continuation of the low voltage ceiling spotlights. Further radiator. Double doors and side windows to the rear garden. Opening to:

### Kitchen/Breakfast Room

This amazing kitchen features a most generous array of Shaker-style units with wood-effect working surfaces and cream soft close door fronts. L-shaped sweep of working surface with inset one-and-a-half bowl single drainer stainless steel sink unit with Chefs tap and inlaid four ring gas hob. Base units with drawer pack with pan drawers, integrated dishwasher, double oven in housing unit. A curved peninsular breakfast bar with further storage beneath. American-style fridge/freezer in housing (available at valuation if required). Wall radiator. Slate-effect Amtico tiled flooring. Vaulted ceiling with lantern light. Picture window to the rear.

### Utility Room

Continuation of the Amtico tiled flooring. A length of working surface with base units and integrated fridge set beneath. Plumbing provision for washing machine and tumble dryer. Extractor unit. Suspended wall cupboards. Tall and wide broom/hover cupboard. Wide twin doors accessing the rear garden and accessing the car port.

### Turning Stairs to Half Landing

Window to the side.

### Full Landing

Hatch to loft space via a ladder with partial boarding and light. This area also accommodates the gas fired boiler for the heating and hot water. Thermostat control for the central heating. Double doors to laundry cupboard being shelved with radiator and programmer and timer for the heating and hot water.

### Bedroom 1

Radiator beneath window to the front. Double doors to recessed wardrobe cupboard.

### Bedroom 2

Radiator beneath window to the front.

### Bedroom 3

Radiator beneath window to the rear with views across the town. Double doors to recessed wardrobe cupboard.

### Bedroom 4

Radiator beneath window to the rear with views.

### Bathroom/WC

Ceramic tiled walls with a decorative border and a complementary ceramic tiled floor to a white suite with chrome fittings comprising a P-shaped shower/bath with central waterfall tap and an Aqualisa shower mixer, curved shower screen. WC. Vanity-style basin with storage under. Chrome towel rail. Large mirror. Window to the rear. Low voltage spotlights to the ceiling.

## OUTSIDE

**Front Garden** There is a generous driveway providing off road parking for a number of cars and accesses the attached **Car Port** with up and over door having a polycarbonate roof with outside tap, light and power and a recessed storage cupboard. The double doors to the rear accessing the utility room.

The enclosed **Rear Garden** has a full width paved seating area adjacent to the house with outside lights, tap and power points. From here, there are steps to a level lawned area and a greenhouse. Further seating/decking and a hedge screening a potting area with two timber sheds. Closeboarded fencing to the boundaries.

## ROUTE TO VIEW

From our office proceed in a southerly direction turning left onto London Road and then left at the mini-roundabout into Nevill Street which becomes Frant Road. Proceed uphill and just past The Bull public house, turn left into Birling Road and continue into Bayham Road taking the right turn into Wallace Close where No. 16 will be found on the right hand side.

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