



**BIRLING DRIVE**

Tunbridge Wells - £850,000 - £900,000



**WOOD & PILCHER**

# 33 Birling Drive, Tunbridge Wells, Kent, TN2 5LG

**A spacious, contemporary property modernised and reconfigured to create a family home with flexible accommodation and with further potential to extend the roof line and parking facilities, subject to the necessary permissions being obtainable.**

Of note are the impressive open plan kitchen/dining/family room with its bi fold doors to the rear garden, that there are two further large reception rooms available beyond this, the size of the principal bedroom with its en suite and dressing room facilities and the light and spacious design of the wide entry halls, good ceiling heights and the intelligent use of additional windows. The floor plan shows the layout of the property and the existing bedrooms over both levels.

Entrance is via the front door - a partially glazed double glazed door with opaque panels and further double glazed windows to each side of the door with integrated fitted blinds and further double glazed panels above the door.

## **ENTRANCE HALL:**

Engineered oak flooring and areas of double height ceiling, two radiators, stairs to the first floor with three pull out under stairs storage areas with good space for coats and shoes, etc. Cupboard with fitted shelving, further double glazed window to the side again with an integrated blind, inset spot lights to the ceiling and in turn doors leading to:

## **BEDROOM:**

Carpet, double glazed windows to the front with integrated blinds and double glazed windows above running to a point, areas of double height ceiling, double glazed window to the side with integrated blind, spot lights to the ceiling, radiator, cupboard housing the electric meter, door leading to:

## **EN SUITE:**

Tiled floor with under floor heating, heated towel radiator, contemporary tiled walls, low level wc, pedestal wash hand basin with mixer tap over, inset spot lights to the ceiling, extractor fan, opaque double glazed window to the side, large walk in shower with two shower heads.

## **STUDY:**

Carpet, double glazed windows to the front with integrated blinds, radiator and door leading to reception room:



**KITCHEN/DINING/FAMILY ROOM:**

Kitchen Area: Tiled floors, inset spot lights to the ceiling. A contemporary wooden kitchen with a complimentary polished granite work surface with integrated dishwasher, one and a half bowl stainless steel sink with mixer tap over, space for free standing range cooker with Range Master hood over and stainless steel splash back, fitted wine rack, space for American style fridge freezer and further island with polished granite work surface and breakfast bar for two people. Open to:

Dining/Family Area: Tiled floor with under floor heating, inset spot lights to the ceiling, good space for table and chairs and further generous reception area, bi fold doors to the rear garden.

**UTILITY ROOM:**

Range of wall and base units, single bowl sink with taps over, space for freestanding washing machine and space for freestanding tumble drier.

**SITTING ROOM:**

Carpet, dual aspect double glazed windows, two radiators, gas fireplace, corning.

**RECEPTION ROOM:**

Carpet, double glazed windows to the front with integrated blinds, partially glazed double glazed door to the side, radiator, door to study, double cupboard housing a work station with fitted desk and shelving and door leading to:

**WC:**

Tiled floor, heated towel radiator, low level wc, pedestal wash hand basin with mixer tap over, tiled splash back, fitted mirror, inset spot lights to the ceiling and extractor fan.

**FIRST FLOOR LANDING:**

Carpet, areas of sloping ceiling and inset spot lights to the ceiling, cupboard housing boiler.

**BEDROOM:**

Areas of sloping ceiling, carpet and radiator, fitted desk with views, fitted cupboard with areas of shelving and a fitted coat rail.

**BATHROOM:**

Contemporary tiled floor, low level wc, corner shower cubicle with recessed shelving and single shower head, opaque double glazed window to the side, part tiled walls, contemporary roll top bath with mixer tap over, heated towel rail, pedestal wash hand basin with mixer tap over, tiled splash back and mirror.

**BEDROOM:**

Carpet, areas of sloping ceiling, radiator, double glazed window to the front with integrated blinds, door to under eaves storage, two fitted cupboards with coat rails..

**MASTER BEDROOM:**

An especially large room with integrated spot lights to the ceiling, carpet, two double glazed windows to the rear each with integrated blinds, three radiators and door leading to:



#### EN SUITE SHOWER ROOM:

Contemporary tiled floor with under floor heating, feature double sink with mixer taps over, low level wc, heated towel rail, part tiled walls with fitted mirror, extractor fan, inset spot lights to the ceiling, large fitted shower screen with two shower heads and a recessed shower shelf, velux window to the front of the property.

Further door leading to:

#### DRESSING ROOM:

Carpet, velux window to the front, areas of fitted shelving and further generous areas of fitted coat rails with ample storage for numerous wardrobes!

#### OUTSIDE:

The property has generous off road parking with retaining hedging/fencing and set to a herringbone brick design. There is a wooden fence with further side gate leading to the side and rear gardens. Low maintenance patio area to the side of the fencing with steps up to the rear door, good space for table and chairs, further area of decking adjacent to a large shed and then leading to wrap around lawns with mature shrub and herb borders and conifer retaining hedging. There are two further areas to the rear of the garden, one set to concrete and one set to tiles with good space for an external hot tub and for other seating arrangements, alongside a terrace at the rear of the kitchen/family room and a raised decked area at the back of the garden, external tap.

#### SITUATION:

Located on a quiet road to the south of the town centre, the property has the advantage of generous parking and is within striking distance of the Pantiles and the main line railway station. The town offers excellent schools at primary, secondary, independent and grammar levels and, in the case of this particular property, good access south towards the High Weald.

**TENURE:** Freehold.

**VIEWING:** By telephone appointment to Wood & Pilcher on 01892 511211.

**ENERGY EFFICIENCY RATING:** C

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows fittings and appliance their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller of his Agent.



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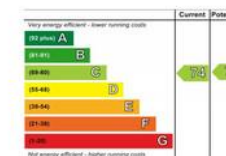
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Approx. Gross Internal Floor Area 2859 sq. ft / 265.61 sq. m



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