

# 10 Barnetts Way, Tunbridge Wells





# 10 Barnetts Way, Tunbridge Wells TN4 9DW

*Stylish 4-bedroom family home with parking in peaceful cul de sac*

## **Accommodation Summary**

- Semi-detached house (built 1980s)
  - 4 bedrooms
  - Kitchen
  - Dining room
  - Living room
  - Family room
  - Home office
- Bathroom and ground floor cloakroom
- South east facing garden and driveway
- Sought after location with easy reach of mainline station



**Tel: 01892 514 189**

49 - 51 London Road, Southborough, Tunbridge Wells, Kent TN4 0PB

natalie@flyingfishproperties.co.uk

www.flyingfishproperties.co.uk



Sit on a quiet cul de sac with a leafy backdrop, this house offers you everything you could want in a family home.

Spacious and bright, its location presents a perfect dynamic of excellent schools, a cut through to the mainline station and close proximity to a beautiful nature reserve.

It is set back from the quiet road by a neat lawn and a driveway, its red brick exterior, with two entrance doors, one to the side, delivering plenty of kerb appeal.

The entrance door opens into the hallway, with a useful guest cloakroom and hanging space for coats.

Straight ahead is the dining room with a side aspect window casting light across its warm wooden flooring that stretches into the kitchen and living room.

At the front the stylish kitchen is well designed with plenty of glossy units topped with contrasting work surfaces which wrap around the room separating the integrated appliances and providing ample cooking and storage space.

The spacious living room at the rear is also flooded with natural light from its glazed doors opening into the garden, framing the leafy view. An opening in the chimney breast provides a focal point and there is plenty of room for family sofas.

Next door's family room is a very versatile space. It is currently used as a children's playroom but with its separate front entrance door it could be used as a creative space or even as a guest room.

Behind is a good sized office with dual aspect light and access into the garden.

Returning to the hallway and climbing the stairs to the first floor there are four bedrooms, two of which are generous doubles, all brightened by large windows.

A modern bathroom with a P shaped shower bath and contemporary tiles completes the floor.

Outside to the rear, a paved terrace sits at the back of the house providing plenty of space for summer dining. A stretch of lawn behind is safely enclosed by wooden fencing and there is a shed for storage too.

This fantastic family home has been well thought out and sensitively planned for modern family life. A must see!





**Covered entrance door, which opens into:**

**Entrance Hall:** hanging space for coats, wooden effect flooring, radiator in decorative cover and doors opening into:

**Cloakroom:** front aspect opaque double glazed window, low level WC, vanity unit with wash hand basin and mixer tap over and cupboard under and wooden effect flooring.

**Dining Room:** 12`10 x 7`10 side aspect double glazed window, wooden effect flooring, radiator and opening into:

**Kitchen:** 9`3 x 8`8 front aspect double glazed window, 1 ½ stainless steel sink with mixer tap over, under counter space and plumbing for washing machine and tumble dryer, integrated oven, 4 ring gas hob, stainless steel and glass extractor, integrated microwave, space for fridge/freezer, eye and base level units with wooden effect worktops, pull out larder cupboard and a wall cupboard housing the boiler.

**Living Room:** 15`9 x 12`5 rear aspect sliding glazed doors, rear aspect double glazed window, opening in chimney breast with wooden beam mantelpiece, alcove fitted open wooden shelves, wooden effect flooring, radiator and door opening into:

**Family Room:** 16`1 x 7`8 front aspect double glazed window, front aspect entrance door, ceiling loft access hatch, wooden effect flooring, radiators and door opening into:

**Home Office:** 9`5 x 7`1 rear aspect double glazed window, side aspect double glazed window, side aspect glazed door and tiled flooring.

**Stairs up to first floor landing with airing cupboard housing the water cylinder and shelving for linen, ceiling loft access hatch with drop down ladder into boarded loft and doors opening into:**

**Bedroom 1:** 12`2 x 8`5 front aspect double glazed window, and radiator.

**Bedroom 2:** 10`9 x 8`5 rear aspect double glazed window, wooden effect flooring and radiator.

**Bedroom 3:** 9`5 x 7`5 front aspect double glazed window, fitted cupboard with hanging rail and shelf, wooden effect flooring and radiator.

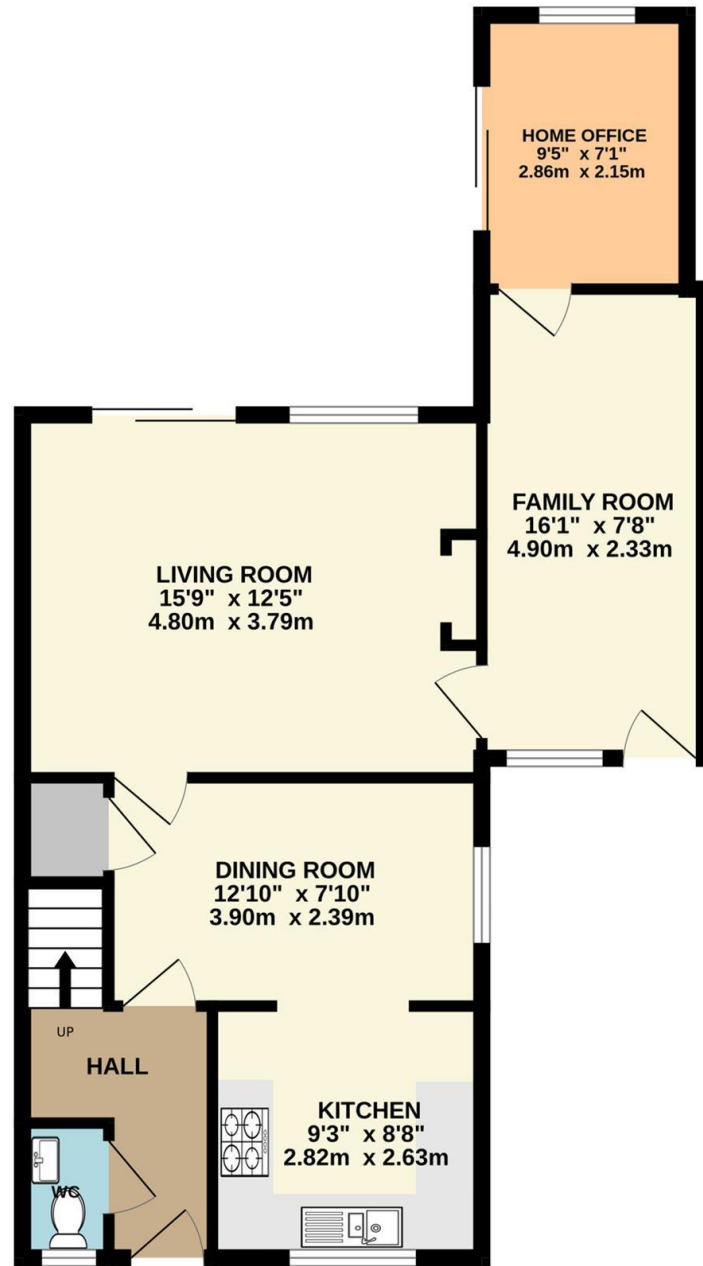
**Bedroom 4:** 10`9 x 7`5 rear aspect double glazed window, fitted wardrobe with hanging rail and shelf and radiator.

**Bathroom:** side aspect opaque double glazed window, P shaped panel enclosed shower bath with mixer tap and wall mounted shower attachment, vanity unit with wash hand basin with mixer tap over and drawer under, concealed cistern WC, tile effect flooring and heated towel rail.

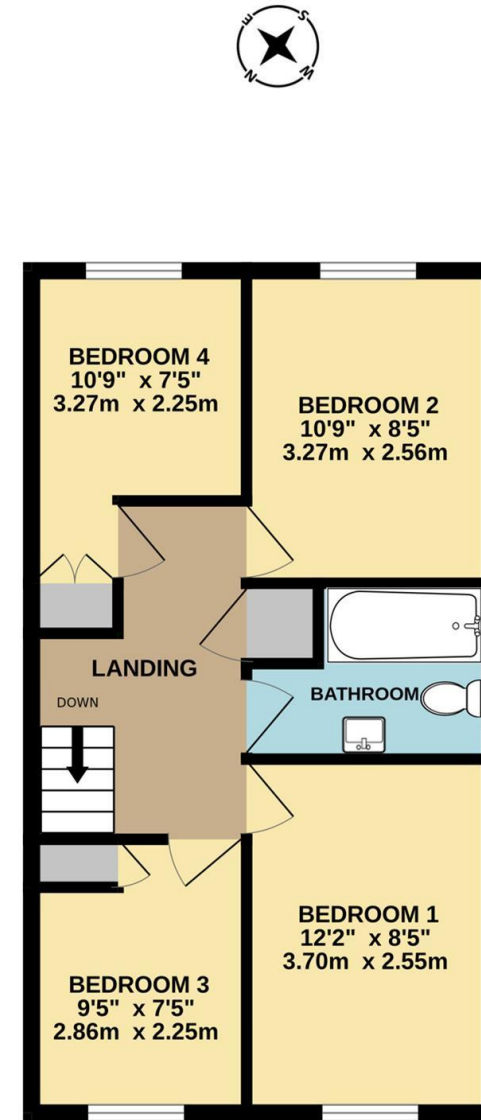
**Outside:** To the front of the property is an area of lawn, some planting, a water tap, a hard surface driveway and a pathway leading to the covered entrance door. To the rear is a garden laid mainly to lawn with a paved terrace at the rear of the house, a paved pathway to the back, some stocked flower beds, and a wooden shed. There is wooden perimeter fencing on all sides.



GROUND FLOOR  
645 sq.ft. (59.9 sq.m.) approx.



1ST FLOOR  
456 sq.ft. (42.3 sq.m.) approx.



APPROX TOTAL AREA 102.3 SQ.M / 1010.1 SQ.FT

TOTAL FLOOR AREA : 1101 sq.ft. (102.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		84
(81-91)	B		
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**General:**

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band C (£2,013.41)

EPC: C (71)

**Area Information:** Tunbridge Wells, Kent

Tunbridge Wells, steeped in royal history and architectural heritage, also provides a wealth of modern day shopping, entertaining and recreational facilities. As it is a mere 30 miles south of London and sits amidst glorious Kent countryside it is a highly sought after area for property owners. The historic Pantiles offers a vibrant al fresco café culture with independent boutiques stretching up to the old High Street. Your every shopping need is satisfied, however, as the more modern-day Royal Victoria Place Shopping Centre offers comprehensive shopping facilities from department stores and national chains. There is also a great variety of shopping and eateries at the Kingstanding Business Park on Longfield Road just a short drive away, including M&S Home. Excellent local primary schools such as St Matthew's and St John's Primary Schools sit alongside the highly regarded and sought after girls' and boys' grammar schools. With a number of additional exceptional state secondary schools in its borough and the renowned Tonbridge and Sevenoaks Schools on its doorstep, parents are definitely spoiled for choice. A short walk from the house is Barnett's Wood Local Nature Reserve which is an ecologically diverse site with ponds, ancient meadows, and semi-natural woodland. Other recreational amenities such as Dunorlan and Grosvenor Parks, Calverley Grounds, the Assembly Hall Theatre, Nuffield Health Club, Odeon Cinema, Hollywood Bowling Alley, Nevill Golf Club and St Johns Sports Centre offer an abundance of leisure facilities. There is also the Knights Park Leisure Centre close by with a cinema, gym, and bowling alley in its complex. With its two stations, High Brooms which is accessed through a cut through route from the house and Tunbridge Wells, Tunbridge Wells is a commuters dream as even in off-peak there are up to four trains an hour to London Charing Cross in 50-minute journey times or less. There is also a luxury coach service (Centaur), straight to Canary Wharf, the City, Embankment and other central London destinations. It is half the cost of rail travel enabling you to slumber or work using its Wi-Fi connectivity as you travel.



