

19 Sheffield Road, Southborough, Tunbridge Wells





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Stylish contemporary 3-bedroom house

Accommodation Summary

- Semi-detached house (built 2015)
 - 3 double bedrooms, 1 en-suite
- Open plan kitchen/living/dining room
 - Modern bathroom
 - Ground floor cloakroom
- Parking for 2 vehicles, electrical charging point and shared ownership of private road
 - Garden
- High quality finish and fittings
 - New build guarantee
- Sought after village location



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With space and light in abundance, this contemporary home is beautifully situated at the end of a quiet cul-de-sac. It is within walking distance of the local shops, popular schools and excellent travel links.

The clean lines of its gently sloping roof offer spacious and flexible accommodation while its smart exterior, is fronted by a neat driveway.

The wide entrance hall, with a stylish guest cloakroom, is at the centre of the house with a variety of rooms opening off it. It's engineered oak flooring oozes quality and links each ground floor room seamlessly.

First on the right is the third bedroom. It is a versatile space and can easily double as a home office, which it is currently set up as. However, it's generous size and contemporary en-suite means that it is perfect as a bedroom for family members or visiting guests.

At the rear, past a useful fitted double cupboard with a hanging rail for coats, is the stunning open plan kitchen/living/dining room. It has exceptional entertaining space and two sets of French windows flood the space with light. There is ample room for large family sofas and a table and chairs, to enjoy the garden views as you dine.

The streamlined kitchen at the side offers an abundance of sleek glossy white cabinetry which contrast beautifully with the stylish coloured glass splashbacks. Granite counter space tops the units that house the integrated appliances including a Zanussi double oven, 4 ring gas hob, stainless steel extractor, dishwasher, washing machine and fridge/freezer.

Climbing the stairs to the first-floor landing with plenty of fitted storage are two generous double bedrooms brightened by full height windows, both with sleek fitted cabinetry.

A modern contemporary bathroom completes the floor.

Outside the enclosed rear garden offers a safe sanctuary for pets and children and has a neat lawned area. A large paved terrace to the rear of the house makes it perfect for summer entertaining.

This home has been carefully designed to a high quality specification and finish and with its unique contemporary accents and unrivalled travel links it is perfect for modern family living. A must see!





Covered entrance door opening into:

Entrance Hall: engineered oak flooring, front aspect picture window, under stairs storage cupboard, double fitted cupboard with hanging rail and shelf, column radiator and doors opening into:

Cloakroom: low level WC, tiled flooring and walls, vanity unit with wash hand basin and mixer tap over and cupboard under and heated towel rail.

Bedroom 3: 13`7 x 11`10 currently set up as a home office, front and side aspect double glazed windows, engineered oak flooring, radiator and door opening into:

En-suite: opaque side aspect double glazed window, low level WC, vanity unit with wash hand basin and mixer tap over and cupboard under, shower cubicle with rainwater shower head and hand held shower attachment, heated towel rail and tiled walls and flooring.

Living/Dining Room: 20`2 x 14`4 two sets of rear aspect French doors and one single door, side aspect double glazed window, column radiator, engineered oak flooring and opening into:

Kitchen: 7`4 x 9`9 rear aspect double glazed window and engineered oak flooring. There is plenty of granite work top space with drainer and inset sink with mixer tap, a selection of white glossy eye and base level units, integrated fridge/freezer, integrated Bosch dishwasher, integrated Siemens washing machine, integrated Zanussi double oven, 4 ring gas hob, stainless steel extractor and glass splash backs.

Stairs to first floor landing with front aspect Velux window, ceiling loft access hatch, fitted cupboard housing the boiler, fitted cupboard with hanging rail and shelf, radiator and doors opening into:

Bathroom: front aspect Velux window, tiled walls and flooring, P shaped shower bath with rainwater shower head and hand held shower attachment and glazed shower screen, vanity unit with wash hand basin with mixer tap over and drawers under, low level WC and heated towel rail.

Master Bedroom/Bedroom 1: 13 x 14`7 side aspect Velux window, front aspect double glazed window, fitted soft close wardrobes with double hanging rails and shelving and radiator.

Bedroom 2: 13 x 11`6 rear aspect double glazed window, fitted soft close wardrobes with double hanging rails and shelving and radiator.

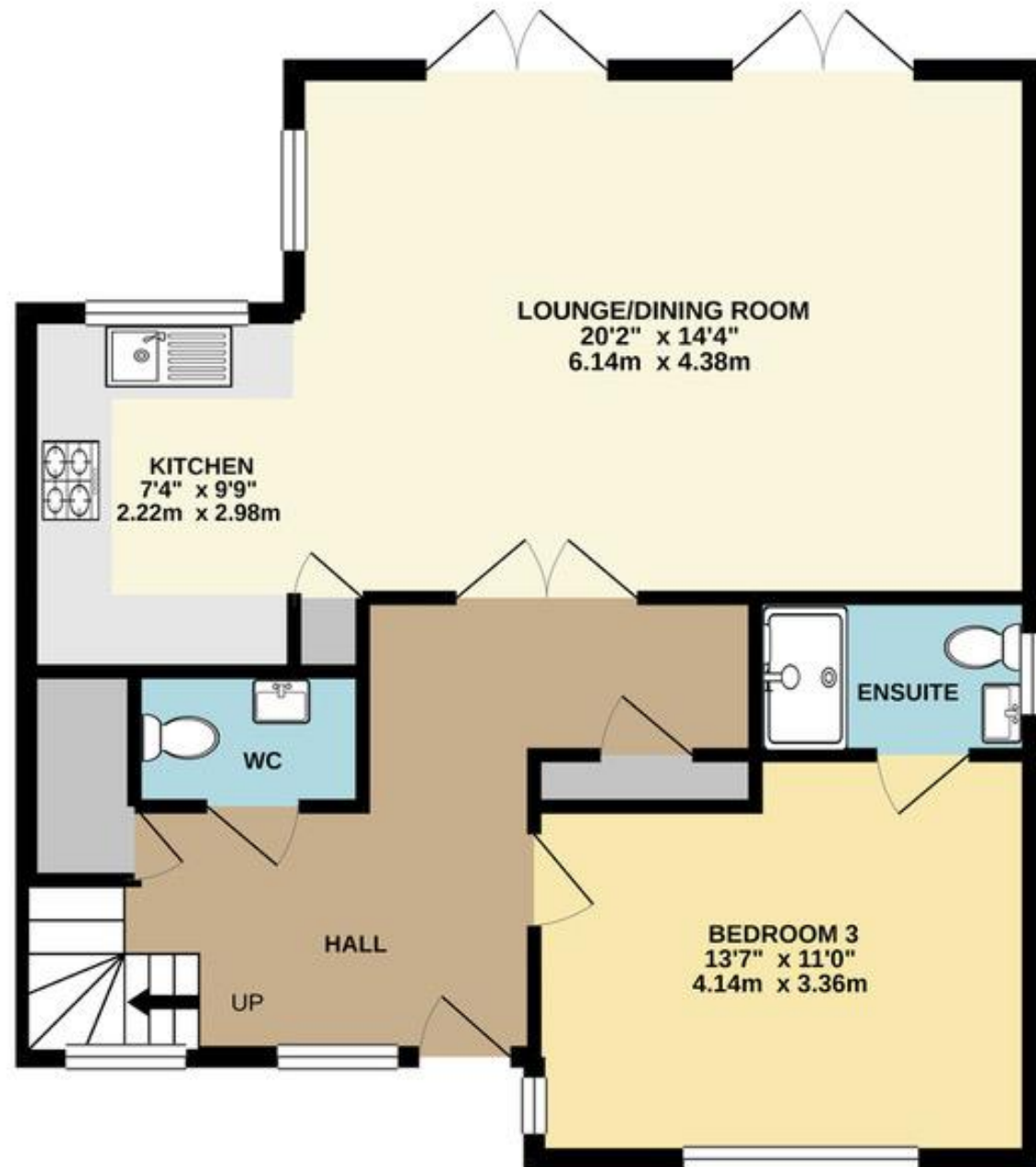
Outside: to the front of the property is a part block brick driveway, electrical charging point, a decorative pebbled flower bed, side wooden gate for rear garden access and a paved pathway to the covered front entrance door. To the rear is a garden with a large paved terrace and an area of lawn with wooden fencing at all perimeters.

General:

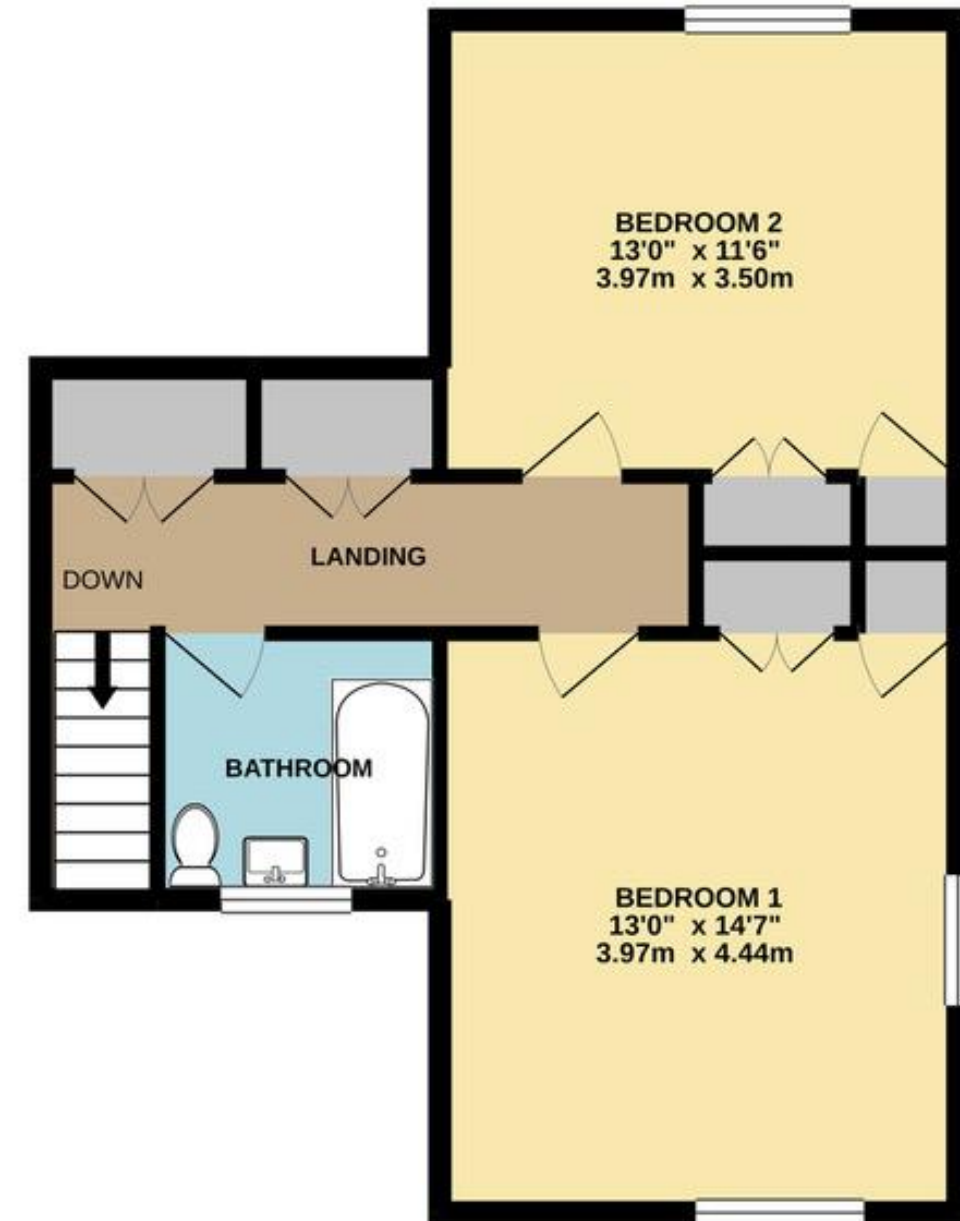
Tenure: Freehold
 Local authority: Tunbridge Wells Borough Council
 Council tax: Band D (£2,265.09)
 EPC: B (85)



GROUND FLOOR
727 sq.ft. (67.6 sq.m.) approx.



1ST FLOOR
525 sq.ft. (48.8 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		94
(81-91)	B	85	
(69-80)	C		
(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	



TOTAL FLOOR AREA : 1252 sq.ft. (116.3 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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Area Information: Southborough, Tunbridge Wells

Southborough is just a couple of miles outside the historic spa town of Tunbridge Wells. Southborough sits immediately to the north of Tunbridge Wells and just south of Tonbridge, with the A26 passing through it. Southborough's location allows easy access to the A21 which leads to the M25. Southborough Common, situated towards the Tonbridge end of the town, is a conservation area where cricket has been played for more than 200 years. Southborough Cricket Club is still very much a vibrant community club. If you're a runner or casual walker, the woodland area of the Southborough Common is a very beautiful space. The woodland area of Southborough Common, nestled behind St. Peters church, is a delightful broadleaf woodland featuring ancient and young trees sloping down to a stream. Secondary, independent, preparatory and private schools can be found in both Tunbridge Wells and Tonbridge, while Southborough has its very own primary school. Sheffield Road is also within the catchment areas for the main highly regarded and sought after Tunbridge Wells Grammar Schools. Tunbridge Wells is just over a mile away with big retail names. The nearest mainline station to Southborough is at High Brooms, about a mile away, with fast and frequent train services to London Charing Cross. There are also mainline stations on the same line at Tonbridge and Tunbridge Wells. Tonbridge Station is only 2.5 miles away and with two lines passing through it provides on average 34 trains a day from Tonbridge to London Bridge in as little as 35 minute journeys. There is also a luxury coach service, that drops up and collects a short walk from Vale Road, 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. The A21, which provides a direct link onto M25 and other motorways, is a few minutes' drive away from Southborough.



