



19 Tully Drive, Paddock Wood, Tonbridge, TN12 6FP

Asking price £699,950

Jack Charles
Estate Agents

Sales & Lettings

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FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.

- Detached Family Home
- Four Bedrooms
- Family Bathroom & Ensuite
- Family Room
- Sitting Room
- Kitchen / Dining Room
- Substantial Outbuilding / Bar & Games Room
- Parking & Garage
- Popular Location

19 Tully Drive

Approximate total internal area:
132.81m² (1429.55sqft)

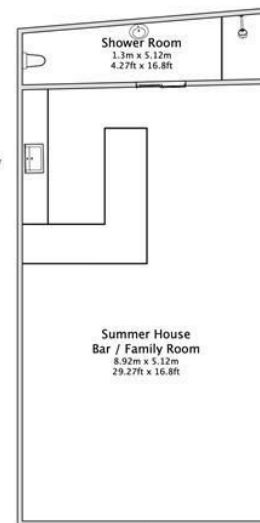
Approximate total internal area inc Summer House:
182.82m² (1967.86sqft)

Approximate total internal area inc Summer House and Garage:
201.15m² (2165.16sqft)

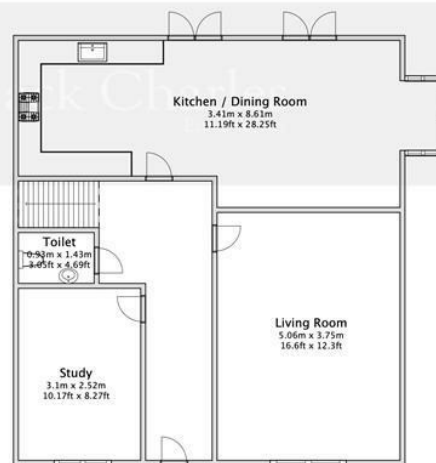
Although measurements have been taken to ensure accuracy, they are approximate on this floor plan and is for illustrative purposes only



Garage



Summer House



Entrance

Ground Floor



First Floor

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To Be Sold

To Be Sold

This beautiful house was built in November 2023,with only one owner and all the original warranties still remaining.

This detached corner plot has a huge garden with no overlooking neighbour's and with ancient woodlands to the right stands no chance of ever being able to build any more. Up and down lights have been added all around the outside of the house making it stand out from the rest. A 5kw 10 panel solar with a Tesla battery has been privately added less then a year ago making bills near on invisible! A double drive in front of a large private garage, with storage racks, lighting, phase 2 electrics with fuse box,hard wired WiFi and an added back door with access to the garden leaving potential. The front garden is laid to lawn, with black metal fencing with potential to make a bigger drive. Spacious entrance hall, with LVT flooring flowing through the downstairs.

The upstairs and downstairs thermostats means you can stay snug in different levels and save on costs. The first room is currently a children’s front room but has the potential to be a dining room/5th bedroom/work space.

The main front room is large, light and perfect for unwinding, a convenient toilet sits opposite next to the stairs, the huge kitchen diner is at the end of the house with its elegant granite work surface and splash back, slimline wine fridge, integrated appliances, with gas and electric being used. A statement bay window is perfect for that Christmas tree! 2 double bay window doors open out into the gorgeous low maintenance garden, with patio and astroturf, new 6ft fences, a back gate, and maturing hedges growing for extra privacy and security. There is a water tap and sockets in the garden for convenience. Being able to enjoy the garden in all seasons is a dream. The biggest attraction is the 5x10 summerhouse/annex, fully insulated with 3 electric radiators and a towel rack in the toilet and large shower room behind a sliding door. It has 2 triple bifolds again opening up to the garden making the outside area outstanding! Kitted out with a fully functional bar, with sink, extra sockets throughout, tv point and hardwired WiFi. Perfect for guests/entertaining/unwinding or just sending the noisy teenagers out there for a sleepover! LVT flooring laid with aluminum decking outside and sensor lights. In between the garage and summer house is a large storage space for bins and whatever else you fancy.

Every window has has a made to measure shutter blind and each door is a solid fire door, with smoke alarms throughout this property is as safe as they come. Grey carpet runs from the stairs up onto the large landing where the beautiful sun sets and rises adding serenity to each day. Each room is spacious with built in wardrobes making every bedroom desirable. Views of nature walkways from each window. The family bathroom has a separate shower and bath, the master bedroom has a feature window that fully opens giving that natural lighting, the en-suite is luxury. An unused attic adds even more potential. This beautiful family home sells itself, not your “usual” new build with untold extras for your benefit. 4 toilets , 3 showers and a bath there’s room for everyone! Stress free, low maintenance, ready to move in-it’s modern day living. A quiet road in a quiet estate no matter what time you visit your only ever hear children’s laughter or the birds tweeting, with schools, shops, towns, gyms, doctors, opticians, pharmacy’s, libraries, launderettes, pubs/bars, churches, and so much more on your door step. Regular public transport, and the train station within walking distance. What more could you want.....a dream come true.

Paddock Wood

Paddock Wood is a desirable small town which provides big brand shops as well as small local businesses and secondary and primary schools. The property is well located for those who need to commute as it is close to the mainline station with fast links to London Bridge and Charing Cross. There is also the excellent 'A' road network which provides easy access to the M20/A21 and beyond. Paddock Wood lies between the larger towns of Tonbridge and Tunbridge Wells, with its larger shopping amenities and grammar and private schooling.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	85	92
(81-91) B		
(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 







