



No chain and rarely available in this road, which is testament to how happy residents are here - this well proportioned, semi-detached house offers 4 double bedrooms, 2 bathrooms (1 en suite), 2 reception rooms, kitchen/breakfast room, ground floor WC, integral garage, front and rear gardens and driveway parking. All within close proximity of the local amenities and within a mile of Wadhurst station. EPC: C
Offers Between £550,000 - £580,000 Freehold



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2 Little Park

Durgates, Wadhurst, TN5 6DL

Offers Between £550,000 - £580,000 Freehold

Believed to have been built in the 1990s, and first time to the market in nearly 20 years, this semi-detached house offers far more accommodation than many of its counterparts in this price bracket. Cavity brick construction with half composite-boarded elevations under a tiled roof. The property is approached off Little Park, which is a cul-de-sac formed of a range of houses and flats. The driveway provides off-road parking for two vehicles in addition to the integral garage with power, lighting and up-over door.

The front door opens into a porch area, with a further door opening into the inner hallway, with doors leading off to the ground floor rooms, garage and stairs leading up to the first floor.

The kitchen breakfast room is fitted with cream gloss wall and base units with granite effect worktops and a 1¼ bow stainless steel sink and drainer. Integrated appliances include an AEG four ring gas hob with extractor over and a double oven. There are also freestanding Bosch white goods including a dishwasher, tall fridge freezer, washing machine and tumble dryer. A double glazed window looks out to the front and a half glazed door leads out to a side path with access to the rear garden and gated access to the front.

To the rear of the house are two generous reception rooms, linked with double glass panel doors. Both have an outlook over the rear garden and the sitting room has a sliding glaze door to the same, as well as an electric coal-effect fire.

A WC completes the ground floor accommodation. Arranged off the spacious first floor landing, which has access to a large, partially boarded loft space and airing cupboard, are four double bedrooms, one with en suite bathroom, as well as the family bathroom. All of the bedrooms have built-in wardrobes.

The property appears to have been well maintained over the years but is considered to now offer scope for refreshment. The pink and pale green bathroom suites may not be to everyone's tastes and the kitchen, whilst perfectly functional, would benefit from an update. The size and layout of the rooms work well.

The rear garden measures approximately 8m x 14m and features a modest paved patio immediately outside the sitting room sliding door, with a low raised ornamental pond with pumped waterfall feature. Shallow steps lead up to an area of lawn with planted borders and stepping stones leading across to a trellis arch, behind which is a compost area and siting for a garden shed. The garden is fence enclosed and there is side gated access back to the front of the property.

Location

Within close proximity of Little Park there is a local convenience store, garage with further shop, hairdressers and the Sacred Heart Catholic Church and Prep School. Within half a mile there is a slightly larger convenience store and the local nursery and primary school (rated "good" by Ofsted in 2024), and within three quarters of a mile is the centre of Wadhurst, which offers a wide range of amenities including cafes, a traditional butcher, pharmacy, post office facilities, secondary Academy with public gym and much more.

The rail station is just under 1 mile away with services to Hastings and London (London Bridge in about 55 minutes). There is a bus stop close by with services to the station, Tunbridge Wells and Hawkhurst. Tunbridge Wells is about a 15/20 minute drive away, offering a wide range of shopping and recreational facilities as well as well regarded grammar schools.

The surrounding countryside is designated as one of Outstanding Natural Beauty and there are many miles of footpaths to enjoy through rolling countryside and woodland. Bewl Water reservoir and Bedgebury Pinetum are particular nearby attractions.

Wadhurst has a very friendly community spirit and there are many clubs and activities to get involved with should you so wish, including a community cinema, bonfire/fireworks night, monthly farmers' markets, sports and social clubs.

Material Information

Wealden District Council. Tax Band F (rates are not expected to rise upon completion).

Mains gas, electricity, water and sewerage.

The property is believed to be of brick/block construction with brick and weatherboarded elevations under a tiled roof.

We are not aware of any safety issues or cladding issues.

We are not aware of any asbestos at the property.

The property is located within the High Weald AONB.

The title has restrictions and easements, we suggest you seek legal advice on the title.

According to the Government Flood Risk website, there is a low/very low risk of flooding.

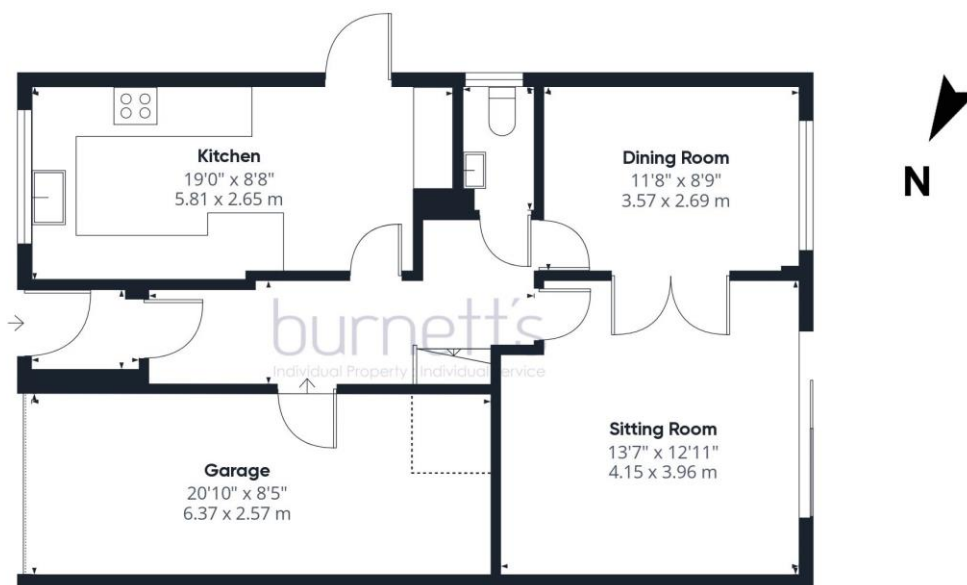
Broadband coverage: According to Ofcom, Ultrafast broadband is available to the property.

Mobile Coverage: There is limited mobile coverage in the area, best from 02 according to Ofcom.

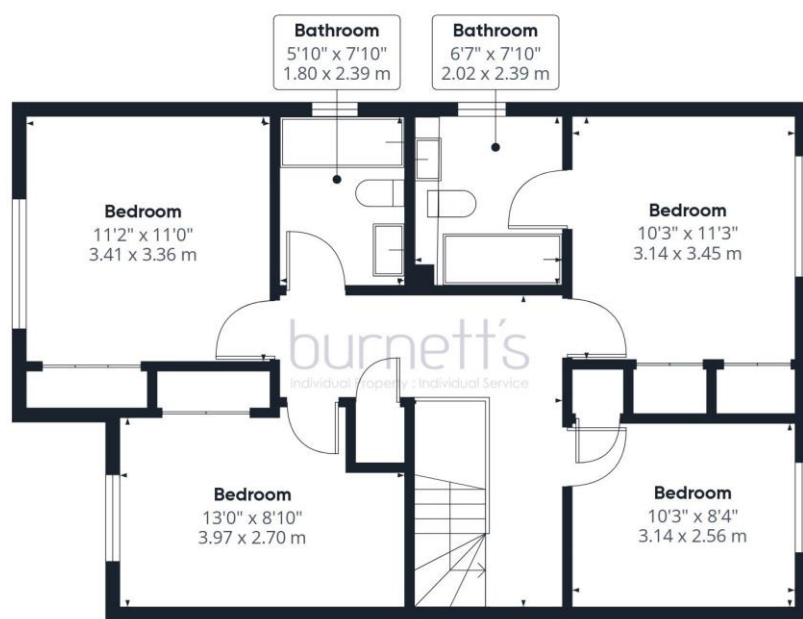
We are not aware of any mining operations in the vicinity

We are not aware of planning permission for new houses / extensions at any neighbouring properties.

The property does not have step free access.



Ground Floor



First Floor

Approximate total area⁽¹⁾

1423.55 ft²
132.25 m²

Reduced headroom

12.65 ft²
1.18 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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