



# Lambert & Foster



## 3 HOP POCKET CLOSE

SISSINGHURST | KENT | TN17 2LB

*A detached family house by Hillreed Homes, circa 1990s, providing four bedroom, three reception room family accommodation offering scope for some interior updating, complemented by front and rear gardens, a drive and attached double garage, all occupying a central village location within this popular cul-de-sac. Cranbrook School catchment area.*

Guide Price £625,000

FREEHOLD



## 3 HOP POCKET CLOSE

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3 Hop Pocket Close is a modern, circa 1990s, detached family house by Hillreed Homes presenting brick elevations with some UPVC weather boarding, set with UPVC double glazed windows, beneath a pitched and hipped tiled roof. The well proportioned accommodation is arranged over two floors and offers scope for some interior updating if so desired. Features include the double aspect sitting room with feature open fireplace and air-conditioning unit, obscure glazed double doors open through to the dining room, with outlook across the rear garden incorporating UPVC sliding patio door. The kitchen/breakfast room has fitted units with integrated appliances including Neff four burner electric hob, eyelevel oven and grill, integrated fridge and Bosch dishwasher, breakfast bar and aspect to rear overlooking the garden. A separate study is set to the front of the property and includes fitted shelving. A useful utility room and cloakroom are accessed from the hall.

Arranged over the first floor landing are four bedrooms, incorporating a main bedroom with built-in wardrobe and aspect to front with an en suite shower room. Bedrooms three and four both benefit from built-in wardrobes. The family bathroom has now been adapted to a wet room with integrated wc and shower, ceiling height tiling to walls.

Outside, a block paved drive, providing parking for two vehicles, to an attached double garage fitted with twin up and over doors, power and light, integral door to utility room. The front garden comprises lawn with weeping silver birch and established flower border. A paved pathway leads up to the front door and around to a side gate leading to the established rear garden, complementing the accommodation well, laid to lawn with ornamental pond, patio and paved path with pergola and established shrubs. The garden is enclosed and secure.



- Total floor area approximately 1556 sq ft (144.4 sq m)
- Hall and cloakroom
- Sitting room with open fireplace
- Dining room
- Kitchen/breakfast room with breakfast bar
- Utility room
- Double garage with integral door
- First floor landing
- Four bedrooms incorporating a main bedroom with en suite shower room
- Family wet room
- Gas fired central heating, solar panels with good tariff
- Front and rear garden
- Drive and attached double garage
- Central village location level walk to central store, pub, tennis and cricket club.
- No onward chain

## DIRECTIONS

From the Wisley Pound roundabout on the edge of Cranbrook town, follow the A262 signposted to Sissinghurst/Biddenden. As you enter Sissinghurst the entrance to Hop Pocket Close will be found shortly on the left-hand side, proceed into the close whereupon. No.3 will be found on the left hand side.

## GENERAL

**Tenure:** Freehold

**Services:** Mains electricity, water and drainage. Mains gas fired central heating. Solar panels with feed in tariff.

**Mobile coverage:** Likely

**Internet coverage:** Ultrafast 1000 Mbps/1000 Mbps

**Local Authority:** Tunbridge Wells Borough Council

[tunwells.gov.uk](http://tunwells.gov.uk)

**Council Tax: F EPC: B (89)**

## VIEWING

By appointment only.

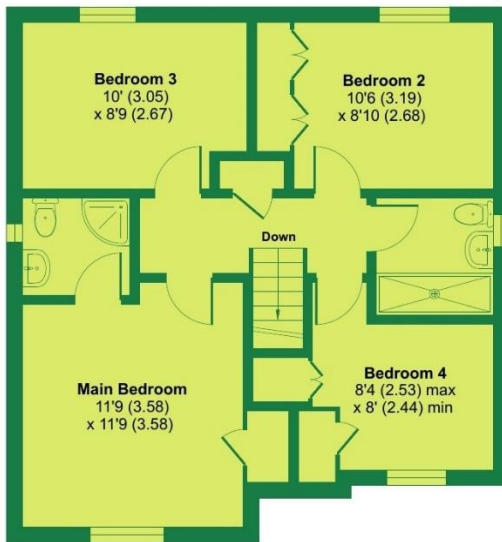
**Cranbrook Office:** 01580 712888.

**FLOORPLANS**

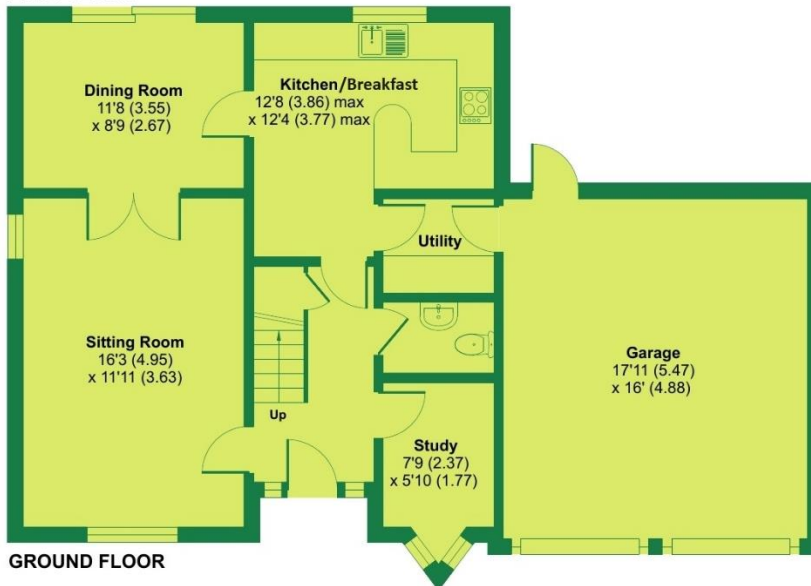
For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

**3 Hop Pocket Close, Sissinghurst, Cranbrook, TN17 2LB**

Approximate Area = 1269 sq ft / 117.8 sq m  
 Garage = 287 sq ft / 26.6 sq m  
 Total = 1556 sq ft / 144.4 sq m  
 For identification only - Not to scale



**FIRST FLOOR**



**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2024. Produced for Lambert and Foster Ltd. REF: 1137190

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