



**Connells**

Rosehip Lane  
Tunbridge Wells



## Property Description

This beautifully presented, end-of-terrace, two-bedroom home is a modern masterpiece, built just five years ago, and is nestled within the highly desirable Knights Wood Park development on the outskirts of Tunbridge Wells. Offering the perfect balance of peace and convenience, the property is within close proximity to a wealth of local amenities, ensuring everything you need is right at your doorstep.

The home opens into a welcoming entrance hall, leading to a convenient downstairs cloakroom. The heart of the home is the stunning open-plan kitchen, lounge, and dining area, impeccably finished to a high standard with sophisticated upgrades throughout. The spacious lounge is bathed in natural light, enhanced by French doors that open onto the charming rear garden, offering a seamless flow between indoor and outdoor spaces. Ample storage throughout ensures the home remains as practical as it is stylish.

Upstairs, two generously sized double bedrooms await, with the master bedroom featuring built-in wardrobes for added convenience. The sumptuous family bathroom completes this floor, providing a luxurious space to unwind.

Outside, the property enjoys the benefit of a private south-facing garden, perfect for relaxing in the sunshine, as well as allocated parking, ensuring ease and convenience.

This property combines contemporary living with a desirable location, offering the ideal home for those seeking both style and practicality.

## Ground Floor

### Entrance Hall

Double glazed door to the front, radiator and laminate flooring.

### Downstairs W.C.

Low level W.C., wash hand wash basin, radiator, laminate flooring.

### Kitchen/Lounge/Dining Room

27' 7" Max x 13' 9" Max ( 8.41m Max x 4.19m Max )

A fitted kitchen with a range of base and eye-level units, stainless steel sink with one-and-a-half bowls and drainer with work surfaces surrounding, Bosch integrated electric oven, Bosch integrated four ring induction hob and cooker hood over, integrated fridge/freezer, integrated NEFF dish washer, integrated washing machine, LED spotlights, TV point, radiator, combi boiler, understairs storage cupboard and space for table. Double glazed French style patio doors leading to the rear garden and double glazed window to front.

## First Floor

### Landing

Loft access, radiator and spotlights.

## Bedroom One

12' 11" Max x 12' 2" Max ( 3.94m Max x 3.71m Max )

Double glazed window to the front, built-in wardrobe, TV point and radiator.

## Bedroom Two

14' Max x 9' 9" Max ( 4.27m Max x 2.97m Max )

Double glazed windows to the rear and radiator.

## Family Bathroom

Panel bath with mixer tap and shower over with screen, low level W.C., wash hand basin, extractor fan, radiator, partly tiled walls, spotlights, exactor fan, and laminate flooring.

## Outside

## Allocated Parking

Allocated parking for one car

## Rear Garden

Patio area, shed, and side gate

## Location

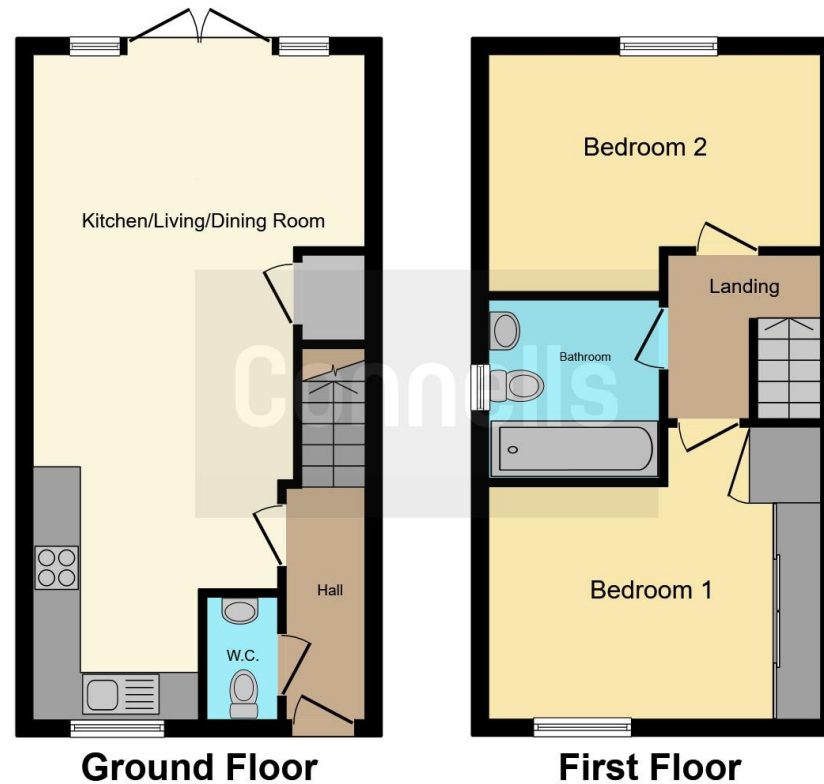
Located on the highly sought after Knights Wood development, which benefits from its own Primary School and convenience store. Tunbridge Wells town centre and its extensive range of shopping, recreational and entertainment facilities is within close proximity away. The famous 'Pantiles' with its range of bars, shops and weekly live Jazz

music nights, is also just a short distance away, together with being within walking distance of an extensive Retail Park and Cinema. The Town is also well known for a number of highly regarded state and independent schools in the area, including grammar schools for both girls and boys.









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EPC Rating: B Council Tax  
 Band: D

Tenure: Freehold

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