



Connells

Coppice Close
TUNBRIDGE WELLS

Coppice Close TUNBRIDGE WELLS TN2 3YS

for sale offers in excess of
£500,000



Property Description

Tucked away in the peaceful setting of Coppice Close, this beautifully presented end-of-terrace home combines modern elegance with everyday practicality-just a short drive from the vibrant centre of Tunbridge Wells.

Built in 2020 as part of the sought-after Knights Wood development, the property opens with a welcoming entrance hall and a convenient downstairs cloakroom. The heart of the home is the spacious open-plan kitchen, lounge, and dining area-filled with natural light and featuring high-spec NEFF integrated appliances. Bi-fold doors lead seamlessly to a thoughtfully landscaped rear garden, creating the ideal space for entertaining or relaxed family living.

Upstairs, the first floor offers two well-proportioned bedrooms, both featuring built-in wardrobes and custom-designed study desks. Thoughtfully integrated lighting and display shelving add a stylish, decorative touch-making these spaces perfect for children's rooms or home offices. A modern family bathroom completes the floor.

The top floor is devoted to the principal suite-a private and tranquil retreat with built-in wardrobes, a sleek en-suite shower room, and two additional built-in storage areas, providing ample space for storing seasonal items, luggage, or household essentials.

Downstairs Cloakroom

Kitchen/Lounge/Dining Room

13' 9" Max x 21' 5" Max (4.19m Max x 6.53m Max)

L-Shape

First Floor

Bedroom Two

13' 1" Max x 9' 8" Max (3.99m Max x 2.95m Max)

Bedroom Three

12' 11" Max x 9' 10" Max (3.94m Max x 3.00m Max)

Bathroom

Second Floor

Bedroom One

9' 8" Max x 13' 9" Max (2.95m Max x 4.19m Max)

En-Suite

Outside

Driveway

Rear Garden

Ground Floor

Entrance Hall

Appliances

Kitchen

Integrated Fridge/Freezer: Electrolux

Integrated Oven: NEFF

Integrated Washing Machine: Zanussi

Integrated Dishwasher: Zanussi

Integrated Hob: SCHOTT CERAN

Bathroom

Villeroy & Boch Sanitaryware

Radiators: Honeywell Home

Boiler: Ideal

Amtico flooring - throughout ground floor

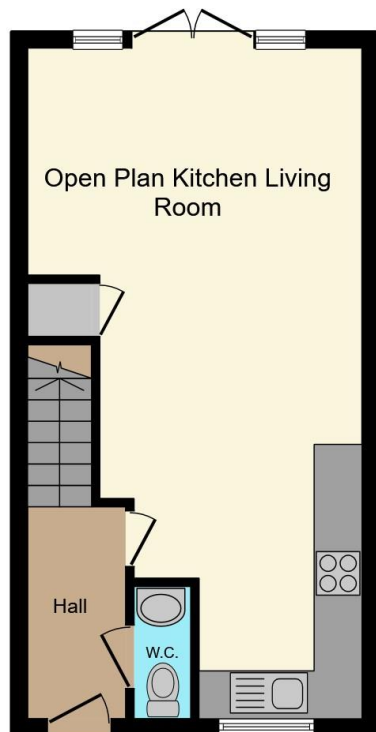
Location

Residents of Knights Wood enjoy a strong sense of community, with access to a well-regarded primary school, an on-site convenience store, and a nearby health club - all just a short walk away. Combined with excellent transport links and easy access to local amenities, this home offers the perfect balance of lifestyle, comfort, and location.

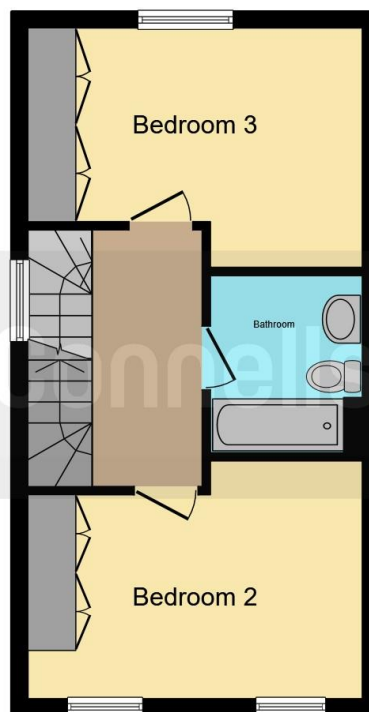




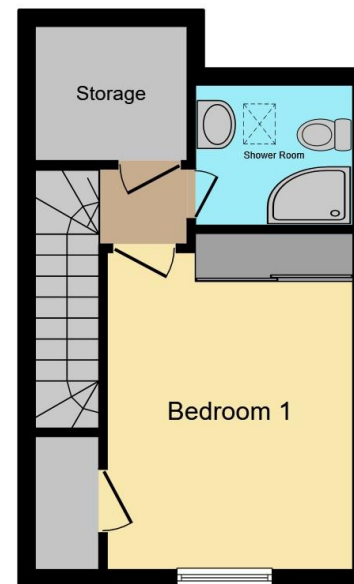




Ground Floor



First Floor



Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01892 547 966
E tunbridgewells@connells.co.uk

5 Vale Road
 TUNBRIDGE WELLS TN1 1BS

EPC Rating: B Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/TWL406173



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: TWL406173 - 0008