



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Detached House
- Four Bedrooms
- Beautifully Presented
- Fully Re-Decorated
- Off Road Parking & Garage
- Energy Efficiency Rating: C

Coldharbour Close, Crowborough

£460,000

woodandpilcher.co.uk

11 Coldharbour Close, Crowborough, TN6 1EU

This beautifully presented and well-maintained detached family home has been thoughtfully updated in recent years. Improvements include full redecoration, new carpeting throughout, a refurbished downstairs cloakroom, a newly fitted family shower room, and various modern enhancements.

Upon entering the property, you're welcomed by a spacious hallway that provides access to the modern cloakroom and flows into a generously sized L-shaped sitting/dining room. This bright and airy space enjoys a dual aspect, with a front-facing window and newly installed French doors opening to the rear garden, offering ample room for both lounge and dining furniture.

The kitchen and adjoining utility room are equipped with a variety of high and low-level units and the usual integrated appliances. From the utility room, a door leads directly into the integral garage, which now features a recently installed, key-fob operated roller door. There is also access to the rear garden from the utility.

Upstairs, the home offers four spacious double bedrooms. The master bedroom benefits from a private en-suite shower and wash basin, while the contemporary family shower room serves the remaining bedrooms.

Externally, the property includes off-road parking and a charming front garden. To the rear, you'll find a beautifully landscaped, low-maintenance garden stocked with a variety of plants and shrubs.

This is a delightful home that must be viewed to be fully appreciated.

OPEN PORCH:

Quarry tiled flooring, ceiling light. Double glazed door leading to:

WELCOMING HALLWAY:

Coir matting, fitted carpet, radiator with cover, door leading to:

CLOAKROOM:

Having been recently updated and comprising of low level WC, rectangular wash hand basin with pull out drawers set into a vanity unit with mixer tap and sleeper tiled splashback. Light wood effect laminate flooring, radiator, recessed spotlights. Obscured window to the side.

'L' SHAPED SITTING/DINING ROOM:

Bright and airy with recently fitted carpet, two radiators, recessed LED spotlights. Double aspect with window to the front with fitted blind overlooking the front garden and recently installed crittall double glazed French doors leading to the patio and garden beyond.

KITCHEN:

Fitted with a range of high and low level units with lighting underneath and a tiled splashback, granite roll top work surfaces. 'Hotpoint' ceramic hob with extractor fan above. Tall high level fan assisted oven with grill along with a fitted microwave. Stainless steel sink with swan mixer tap. 'Siemens' dishwasher. Tiled flooring, recessed LED spotlights. Window overlooking the rear garden with a fitted blind. A square opening leads through to:

LARGE UTILITY ROOM:

Fitted with a range of high and low level units with lighting underneath and white painted tiled splashback. White goods include a washing machine, fridge and freezer. Stainless steel sink with mixer tap, wall mounted radiator, tiled flooring, coir matting. Door with a window to the side both with fitted blinds and leading to the rear garden. Door to:

INTEGRAL GARAGE:

Concrete flooring, wall mounted electric consumer unit, gas meter, electric strip lighting, electrics and a recently installed key fob operated roller garage door.



FIRST FLOOR LANDING:

Carpeted stairs lead to a landing area with fitted carpet, large loft hatch which is fully boarded with a light and ladder, airing cupboard which houses the hot water tank with wooden slatted shelving.

MAIN BEDROOM:

Double fitted wardrobe with glass fronted sliding door, fitted carpet, radiator. Window to rear with fitted blind and attractive views. Archway leading to:

EN-SUITE SHOWER ROOM:

Fitted shower cubicle which is fully tiled, wash hand basin set into a vanity unit with cupboards, vinyl flooring, extractor fan.

BEDROOM:

Double fitted wardrobe with hanging rail and shelving with part glass fronted sliding door, fitted carpet, radiator. Double glazed window to the front with fitted blind.

BEDROOM:

Fitted carpet, radiator. Good sized cupboard with shelving, floating shelf. Window to the front with a fitted blind.

BEDROOM:

Fitted carpet, radiator. Door into a good sized walk-in eaves storage. Window to the rear with fitted blind offering attractive views.

FAMILY SHOWER ROOM:

Having been recently installed and comprising a fully tiled walk-in shower, low level WC, rectangular wash hand basin with mixer tap set into a vanity unit with pull-out drawer and storage. Large fitted mirror, light grey wood effect laminate flooring, recessed spotlights. Obscured window to the rear with fitted roller blind.

OUTSIDE FRONT:

The garden has an area laid to lawn with attractive flower bed borders with mature trees and shrubs and mature plants. An attractive climbing Hydrangea adorns the front facade.

OUTSIDE REAR:

The garden is beautifully maintained with an area laid to lawn having well stocked mature flower bed borders and mature trees and shrubs with a small running stream to the rear. Small rockery and a paved patio,

SITUATION:

The property is situated in a small cul-de-sac of similar properties within most attractive good size private gardens on this favoured residential development. Crowborough provides good shopping facilities, a wide range of junior and senior schooling and there is main line rail service at nearby Jarvis Brook with service of trains to London in about one hour. The spa town of Royal Tunbridge Wells with its more comprehensive facilities is about 7 miles distance whilst the coast at both Brighton and Eastbourne can be reached well within one hours drive.

TENURE: Freehold

COUNCIL TAX BAND: E

VIEWING: By appointment with Wood & Pilcher 01892 665666

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

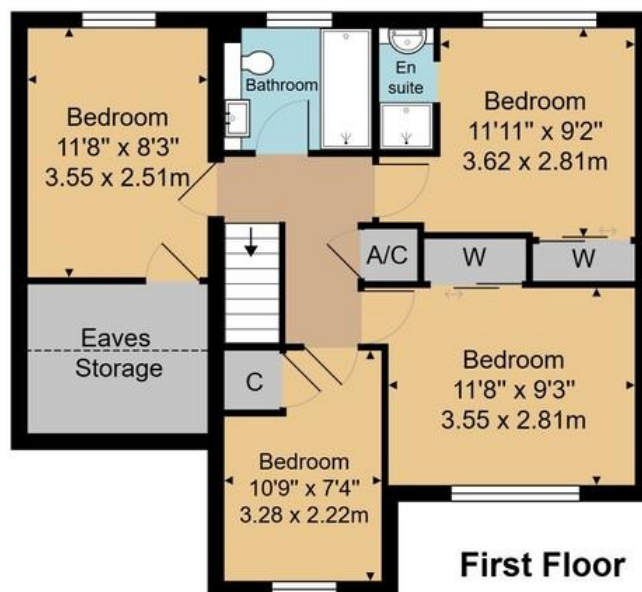
Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage (delete as appropriate)

Heating - Gas Fired Central Heating



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approx. Gross Internal Area
1335 ft² ... 124.0 m²
(Incl. Garage)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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