



34 Wells Close, Tonbridge, Kent, TN10 4NW

£1,250,000

**Waghorn
&
Company**

Independent Estate Agents

*** Stunning Family Home with Solar Panels and Battery System* Swimming Pool & Sauna * Wow Factor Living Space * Bathroom, 2 x En-Suites, Ground Floor Shower Room & 2 x Cloakrooms * Quiet Cul-De-Sac Location * EPC Rating C / Council Tax Band F - £3,249.24 P.A. ***

Wow! This stunning, 3 bedroom family home really is a must see! The property is tucked away in a quiet cul-de-sac in North Tonbridge and whilst it feels as though you are in a Spanish Villa, you are also within easy reach of the High Street, desirable local schools and Mainline Railway Station. The property offers versatile accommodation throughout with the added benefits of 2 en-suite shower rooms, ground floor shower room/pool house with purpose built sauna and wow factor kitchen/diner overlooking the swimming pool & gardens. An internal viewing is highly recommended to truly appreciate not only the size of accommodation on offer but also the standard of works completed to provide such a beautiful home.

Entrance

Access is via a canopied entrance with doors leading to entrance porch.

Entrance Porch 7' 0" x 7' 7" (2.13m x 2.31m)

Double glazed windows to both sides, inset spot lights and double doors with matching side windows to entrance hall.

Entrance Hall

Stairs to first floor landing with under stairs storage cupboard, doors to cloakroom & kitchen/diner, tiled flooring, inset spot lights and radiator.

Cloakroom 8' 4" x 4' 5" (2.54m x 1.35m)

Double glazed frosted window to size, low level w/c with concealed cistern, hand wash basin set within vanity unit, tiled flooring, ceramic wall tiling, built in storage cupboards, inset spot lights and extractor fan.

Kitchen/Diner

The kitchen/diner is a particular feature of this property with full length tri-fold doors to the rear overlooking the swimming pool. Kitchen Area: 21' 8" x 13' 3" (6.60m x 4.04m) excluding the depth of units Double sink and drainer with cupboards under and a further range of matching base and wall units, quooker tap and fitted water cooler with filter, double glazed window to rear, central island with inset 5 ring induction hob, integrated, full sized fridge, freezer & wine fridge, integrated dish washer, 2 built in ovens, microwave oven, coffee machine and bin store, tiled flooring under floor heating, wall mounted heater, inset spot lights, space and plumbing for both washing machine & tumble dryer, feature LED light and door to garage. Dining Area: 10' 8" x 12' 3" (3.25m x 3.73m) Tiled flooring with under floor heating, fitted units and twin doors to sitting room with matching side windows.

Garage 15' 5" x 8' 1" (4.70m x 2.46m)

Electric up and over door to front, wall mounted gas boiler, fitted base units, power & lighting.

Sitting Room 21' 11" x 12' 11" (6.68m x 3.93m)

Double glazed bay window to front, feature fireplace with inset living flame fire and marble surround, twin doors with matching side windows to conservatory, inset spot lights & LED surround lights and radiator.

Conservatory 22' 11" x 11' 10" (6.98m x 3.60m)

Double glazed to the side with patio doors to side, fitted media wall, door to shower room, inset spot lights, built in ceiling speakers, LED surround lights and two radiators.

Shower Room 11' 3" x 5' 7" (3.43m x 1.70m)

French style patio doors to side & glazed door to rear, walk in shower with ceramic wall tiling, inset spot lights, access to useful loft space, radiator and doors to sauna & secondary cloakroom.

Secondary Cloakroom 7' 6" x 5' 8" (2.28m x 1.73m)

Double glazed frosted window to rear, ceramic wall tiling, low level w/c, corner hand wash basin set within vanity unit, fitted wall mirror, inset spotlight & extractor fan.

Sauna 4' 10" x 6' 0" (1.47m x 1.83m)

Purpose built in tiled flooring.

First Floor Landing

Doors to bedrooms & family bathroom, glass balustrades, inset spot lights, feature LED light, access to loft, 2 linen cupboards and radiator.





Bedroom One 19' 8" x 13' 10" (5.99m x 4.21m) excluding the depth of wardrobes.

Two double glazed windows to rear, a selection of fitted wardrobes, drawer and built in vanity bench, inset spot lights, under floor heating and door to en-suite.

En-Suite One 7' 2" x 7' 7" (2.18m x 2.31m)

Double glazed frosted window to front, ceramic wall tiling, walk in shower cubicle with rainfall shower head over and additional hand shower piece, tiled flooring with under floor heating, low level w/c, sink set within vanity unit with fitted wall mirror, wall mounted heater inset spot lights and extractor fan.

Bedroom Two 10' 5" x 13' 10" (3.17m x 4.21m)

Double glazed window to rear, a selection of fitted wardrobes, drawers and vanity bench, 2 built in ceiling speakers, inset pot lights and radiator.

Bedroom Three 10' 7" x 12' 4" (3.22m x 3.76m)

Double glazed window to front, door to walk in wardrobe, archway to en-suite & radiator.

En-Suite Two 5' 7" x 5' 8" (1.70m x 1.73m)

Double glazed window to front, hand wash basin set within vanity unit with fitted wall mirror, inset spot lights, extractor fan, shower cubicle with electric power shower, low level W/C, ceramic wall tiling and tiling flooring.

Family Bathroom 7' 6" x 8' 1" (2.28m x 2.46m)

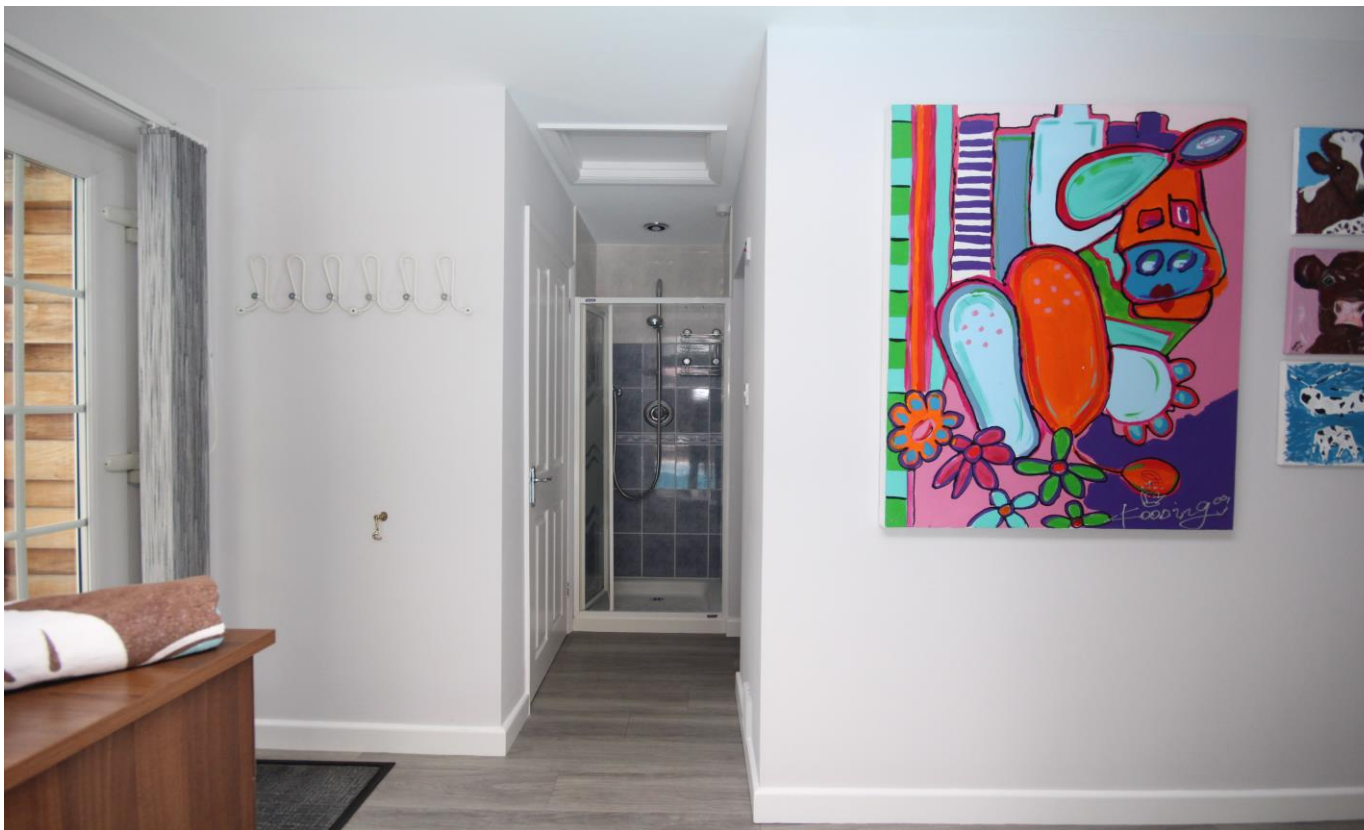
Two double glazed frosted windows to front, panelled bath with central mixer taps and rainfall shower head over, low level w/c with concealed cistern, designer hand wash basin set within vanity unit with fitted wall mirror, inset spot lights, 2 extractor fans, ceramic wall tiling, tiled flooring and heated towel rail.

Rear Garden

The rear garden is a particular feature of this property! To the rear of the property is a raised patio with canopy opening down to the terrace with swimming pool, side pedestrian access and two additional, raised decked patio area, each with pergola and one incorporating a purpose built bar, outside power and lighting, timber shed, bin store and steps leading down to the remainder of the garden which is mainly laid to lawn with flowered borders housing an array of established shrubs, plants and bushes, additional timber shed and raised vegetable garden.

Tenure

Freehold



01732 808542

sales@waghornandcompany.co.uk

127 High Street, Tonbridge, Kent, TN9 1DH

www.waghornandcompany.co.uk

Measurement Disclaimer: Waghorn & Company has made every effort to ensure that measurements, details and particulars within our property details are accurate. However they are only an approximate general guide and the property particulars are produced in accordance with the property misdescriptions act (1991) and should not be construed as a contract or offer. Any lease, ground rent, photographs, service charge and distance details cannot be guaranteed for accuracy and as such they should be checked by a solicitor prior to exchange of contracts.
 Services disclaimer: The mention of any appliances and or services within these details does not imply they are in working order nor have we sort any certification of warranty or service
 Waghorn & Company is a trading name of Waghorn & Company Limited Registered in England at the above address Company number 07243982

Energy performance certificate (EPC)

34 Wells Close TONBRIDGE TN10 4NW	Energy rating C	Valid until: 31 May 2034	Certificate number: 2180-5015-1040-6102-2621
Property type Detached house			
Total floor area 216 square metres			

Rules on letting this property

Properties can be let if they have an energy rating from A to E:
<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>
 You can read guidance for landlords on the regulations and exemptions

Energy rating and score

The graph shows this property's current and potential energy rating.
 This property's energy rating is C. It has the potential to be B.
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.
 For properties in England and Wales:
 the average energy score is 60
 the average energy rating is D

