



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- Two Bedroom Semi-Detached House
- Recently Renovated Throughout
- Stylish Upstairs Bathroom
- Low Maintenance Rear Garden
- Allocated Parking Space
- Energy Efficiency Rating: D

**Northfields, Speldhurst**

**OFFERS IN EXCESS OF £375,000**

[woodandpilcher.co.uk](http://woodandpilcher.co.uk)

### 3 Northfields, Speldhurst, Tunbridge Wells, TN3 0PL

This delightful house sits in a popular residential street, touching distance from everything Speldhurst Village has to offer. You step in through the covered front door, where you're greeted by a spacious entrance porch with exposed brick flooring and useful fitted utility cupboard with storage. From here a good sized entrance hall offers access to the living room and kitchen along with a turning staircase leading you to the first floor. On your right is the kitchen, finished to a high standard with underfloor heating and quality fittings, cabinets and worktops. There is a butler sink below the garden facing window and integrated items to include a dishwasher, fan oven, induction hob with extractor and fridge/freezer. Next to the kitchen is the sitting/dining room with its dual aspect feature making it a light and airy space. Finished with wood effect laminate flooring it has space for sofas and a good sized table and chairs. At the rear, double doors open seamlessly onto the garden behind. A turning oak staircase from the entrance hall with smart carpet runners takes you to the first floor landing where you find the two double bedroom and bathroom. Both bedrooms are characterful and have space for bedroom furniture. The immaculate shower room completes this delightful home and has been finished to a very high standard with quality fittings. Outside there is a low maintenance garden offering a perfect private haven for dining and entertaining. To the rear of the property there is an allocated, off-road parking space.

Stable door into hallway:

#### **HALLWAY:**

Brick herringbone flooring, double glazed window to side, ceiling spotlights.

#### **UTILITY ROOM:**

Cupboard housing space and plumbing for washing machine and tumble dryer

#### **INNER HALLWAY**

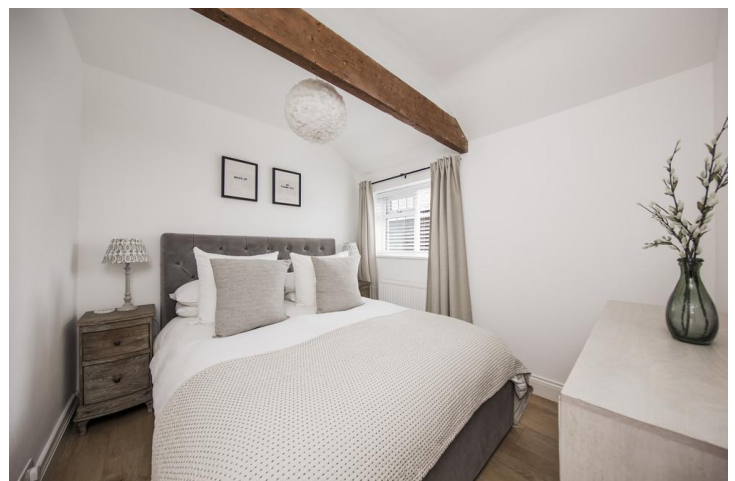
With stairs to first floor, understairs cupboard, laminate flooring.

#### **KITCHEN:**

Fitted with white cabinetry and brass handleware with matching quartz worksurface and riser, induction hob with electric oven under and concealed extractor above, integrated fridge freezer, integrated slimline dishwasher, butler sink with mixer tap, double glazed window to rear, ceiling spotlights, underfloor heating.

#### **SITTING/DINING ROOM:**

Double glazed window to front, double glazed doors to garden, laminate flooring, two radiators, ceiling spotlights.





**LANDING:**

Double glazed window to front, laminate flooring.

**BEDROOM:**

Double glazed window to front, radiator, loft hatch, laminate flooring.

**BEDROOM:**

Double glazed window to rear, radiator, laminate flooring.

**SHOWER ROOM:**

Frosted double glazed window to rear, WC with concealed cistern and dual flush, wash basin with vanity cupboard, walk in shower with thermostatic controls, waterfall head and hand held attachment, tiled walls and floors with underfloor heating, ceiling spotlights, airing cupboard housing hot water tank.

**OUTSIDE REAR:**

Enclosed garden, lawn, patio area , rear access to allocated parking, space from shared driveway, outside tap.

**SITUATION:**

The property is situated in a quiet popular road, just minutes' walk from the well regarded Speldhurst Primary School as well as being near a range of secondary schools. The village itself is considered highly desirable with its easy access to surrounding countryside ideal for dog walkers and nature enthusiasts as well as being a commutable distance from Tonbridge and Tunbridge Wells where there are fast and frequent services to London mainline stations. The village also offers a local post office and general store, popular public house, church and excellent community life.

**TENURE:**

Freehold

**COUNCIL TAX BAND:**

C

**VIEWING:**

By appointment with Wood & Pilcher 01892 511311

**ADDITIONAL INFORMATION:**

Broadband Coverage search Ofcom checker

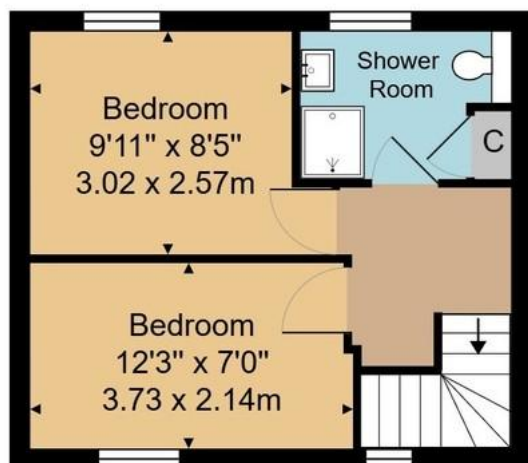
Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - [www.gov.uk](http://www.gov.uk)

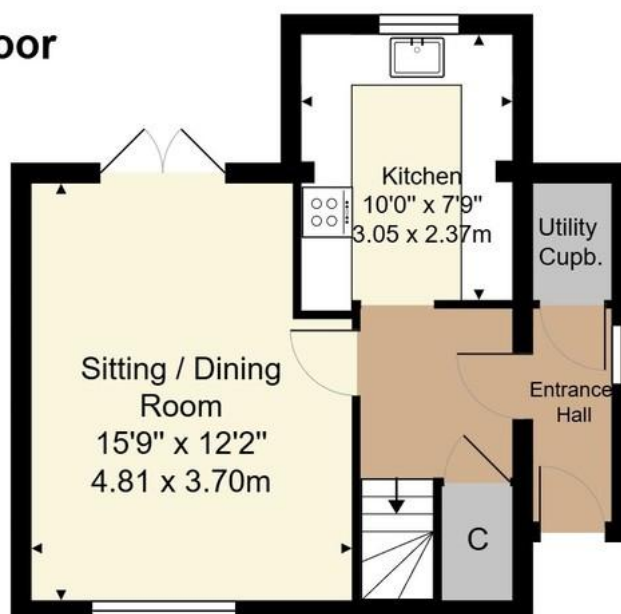
Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Central Heating

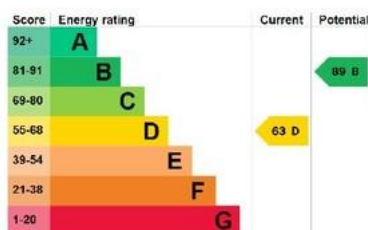




**First Floor**



**Ground Floor**



**Approx. Gross Internal Area 668 ft<sup>2</sup> ... 62.1 m<sup>2</sup>**

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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