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Tippens Close, Cranbrook

2 1 1



Main Description

Available with no onward chain, this beautifully presented Grade II listed two-bedroom period home offers a blend of character, charm and modern comfort, arranged over three floors and enjoying a prime position in the heart of the sought-after town of Cranbrook.

The property welcomes you into the sitting room where an exposed brick chimney breast takes centre stage, complete with a wood-burning stove, creating a warm and inviting atmosphere. Exposed ceiling timbers further enhance the home's historic charm, while a entrance leads through to the well-appointed kitchen.

The kitchen combines timeless style with everyday practicality, featuring an attractive range of wall and base units, an inset ceramic sink with swan-neck mixer tap, an integrated oven with gas hob and extractor above, together with an integrated fridge. Exposed ceiling beams continue the period feel, while a stable door and window overlook and provide access to the shared rear courtyard. Stairs rise from the kitchen to the first floor.

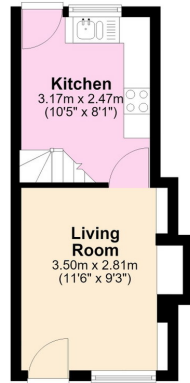
On the first floor, the generous principal bedroom enjoys a sash window to the front, filling the room with natural light, while the family bathroom is fitted with a panelled bath with shower over, wash hand basin and low-level WC. Painted wooden floorboards add to the property's character.

The second floor is dedicated to a charming double bedroom, featuring a front-facing window and useful eaves storage, making it an ideal guest room, home office or peaceful retreat.

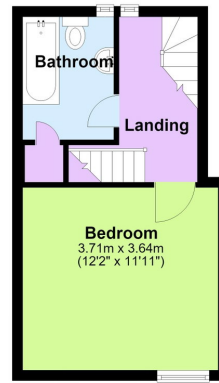
Outside, the property benefits from a delightful private garden, accessed via a footpath from the communal rear courtyard. Enclosed by mature hedging and fencing, this attractive space offers a wonderful setting for relaxing or entertaining, with a paved terrace, a timber shed and a summer house providing excellent storage and versatility.



Ground Floor
Approx. 18.2 sq. metres (195.7 sq. feet)



First Floor
Approx. 24.5 sq. metres (263.3 sq. feet)



Second Floor
Approx. 24.6 sq. metres (264.8 sq. feet)



Total area: approx. 67.2 sq. metres (723.9 sq. feet)

- A CHARMING GRADE II LISTED TWO BEDROOM HOUSE
- AVAILABLE WITH NO ONWARD CHAIN
- CRANBROOK SCHOOL CATCHMENT AREA
- FIRST FLOOR BATHROOM
- COUNCIL TAX BAND C
- WELL PRESENTED ACCOMMODATION OVER THREE FLOORS
- WALKING DISTANCE TO CRANBROOK SCHOOL & SHOPS
- A PRETTY COMMUNAL COURTYARD WITH PATHWAY TO A PRIVATE GARDEN

