



### 5 Bedroom, 3 Bathroom Detached House with Driveway Parking and Garage

Detached five bedroom family home in a popular road in Pembury. Downstairs the property benefits from three reception rooms, a modern kitchen and utility room, cloakroom WC, and a conservatory. Upstairs the dual aspect master bedroom has an en suite shower room. There are three other double bedrooms and a single. The property has a modern family bathroom and a separate modern shower room. Outside there is driveway parking for several cars and a garage with extra storage space above. The property is on a corner plot and has gardens to the front and side, and an enclosed rear garden that has a patio area and a raised lawn accessed up some stone steps. Viewing highly recommended.







## ACCOMMODATION

### **Modern Kitchen-Breakfast Room** 17' 9" x 16' 1" (5.42m x 4.89m)

The modern kitchen-breakfast room has an integrated dishwasher and a range cooker with 5 ring gas hob and electric oven. There is a 1.5 bowl kitchen sink with mixer tap over, a breakfast bar and room for an American-style fridge freezer. The kitchen also has a larger cupboard, a utility room, and patio doors that open onto the garden.

### **Sitting Room** 14' 3" x 11' 8" (4.34m x 3.55m)

The dual aspect sitting room has been neutrally decorated and has oak laminate flooring. There are patio doors that open onto the garden. The room also has bi-fold doors that open onto the conservatory.

### **Downstairs Cloakroom WC** 6' 11" x 3' 1" (2.1m x 0.93m). Modern cloakroom with WC and hand basin.

**Reception 2 / Family Room** 12' 7" x 10' 9" (3.84m x 3.28m). The dual aspect second reception room or family room has patio doors that open onto the garden. The room is bright and airy and has been neutrally decorated with oak laminate flooring.

### **Reception 3 / Study** 10' 9" x 9' 11" (3.27m x 3.01m)

The third reception room or study has a window overlooking the front garden. The room benefits from a fireplace.

### **Conservatory** 9' 3" x 8' 8" (2.82m x 2.63m)

The conservatory is accessed through bi-fold doors from the sitting room. It has underfloor heating and Celsius glass that helps to keep the heat down in the summer and heat in during the winter. The conservatory opens onto the garden through patio doors.

### **Master Bedroom** 14' 9" x 11' 8" (4.5m x 3.56m)

The dual aspect master bedroom has been neutrally decorated and has oak laminate flooring. There is a modern en suite shower room with walk in shower, WC, basin with mixer tap over, stainless steel towel rail and wall mounted mirror cabinet.

### **Double Bedroom 2** 12' 0" x 10' 1" (3.65m x 3.07m)

The second double bedroom has a window overlooking the front garden and a fitted wardrobe.

### **Double Bedroom 3** 11' 5" x 10' 9" (3.48m x 3.27m)

The third double bedroom has a window overlooking the back garden and two sets of fitted wardrobes.

### **Double Bedroom 4** 12' 5" x 7' 9" (3.78m x 2.35m)

The fourth double bedroom has a window overlooking the front garden.

### **Single Bedroom 5** 8' 4" x 8' 2" (2.55m x 2.48m)

The fifth bedroom is a single and has a window overlooking the front garden.

### **Modern Family Bathroom** 7' 7" x 5' 6" (2.3m x 1.68m)

The modern family bathroom has a bath with shower over. There is a pedestal basin with mixer tap over, a WC, and a stainless steel towel rail.

### **Modern Family Shower Room** 6' 11" x 5' 10" (2.12m x 1.77m)

The modern family shower room has a walk in shower, pedestal basin with mixer tap over, WC and stainless steel towel rail.

## Outside

Outside there is driveway parking for several cars and a garage with storage space above. The property sits on a corner plot so there is a front garden, and a side garden area outside the conservatory. The back garden has a long patio area that runs along the back of the property, making this an ideal place for outside entertaining. The back garden also has a raised lawn, accessed up some stone steps.

## Location

Ridgeway is a quiet residential street within Pembury village. The property is a 5 minute walk to the popular Pembury Primary School with it's 'Good' Ofsted rating. Pembury library is a 4 minute walk and the Pembury Village Store just 6 minutes away. Pembury Village Hall on Pembury High Street is less than a mile away. Tunbridge Wells Hospital is 1.5 miles away or a 6 minute drive.

Tunbridge Wells and Tonbridge with their mainline train stations and wide range of shops and restaurants are 3.3 and 5.9 miles away. The property provides easy access to the A21, with it's links to the M25 and beyond.

## Council Tax and EPC

Tunbridge Wells Borough Council Tax band E, £2070.01 for 2018/19.

Energy Performance Certificate Band D



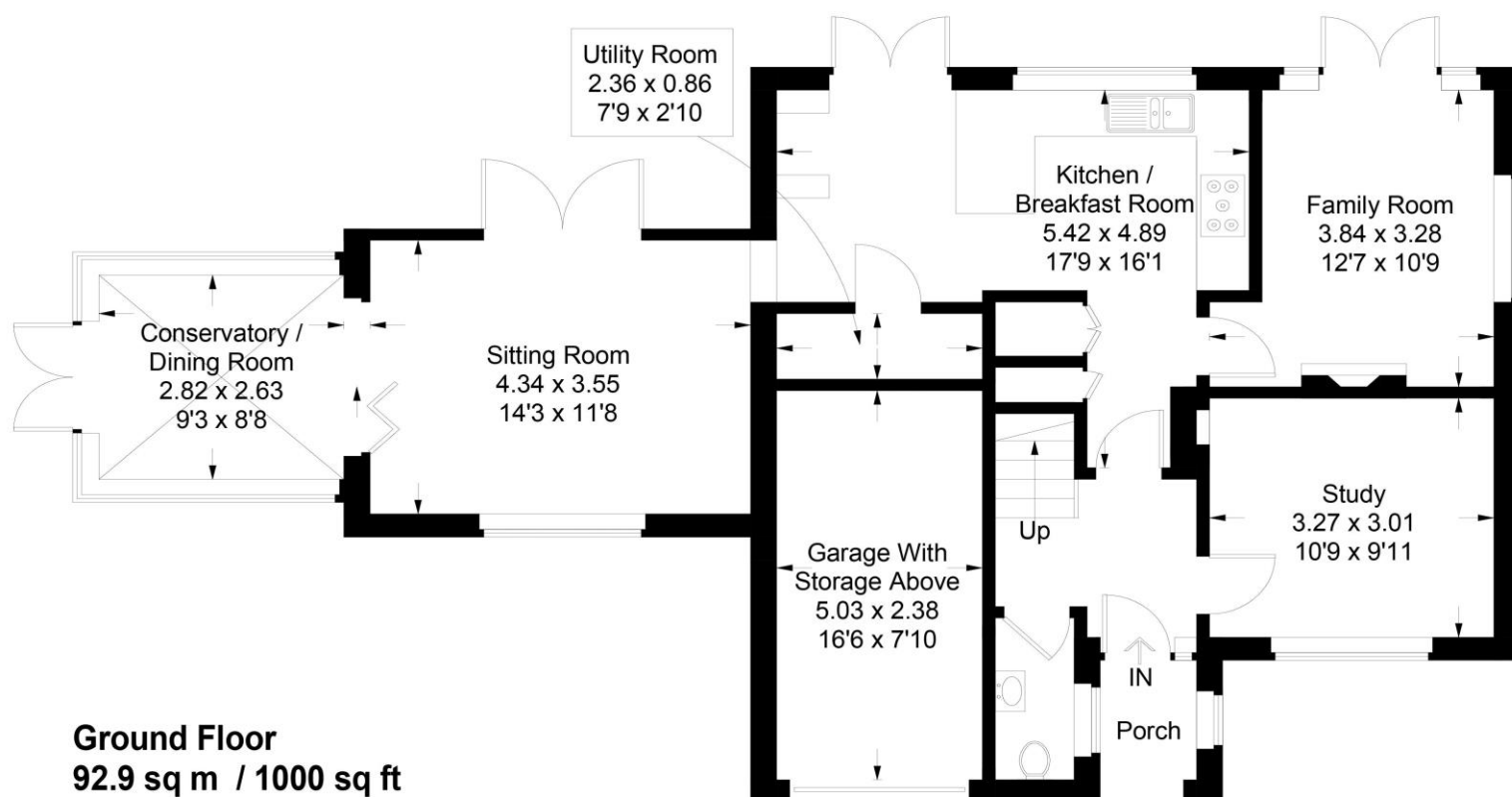
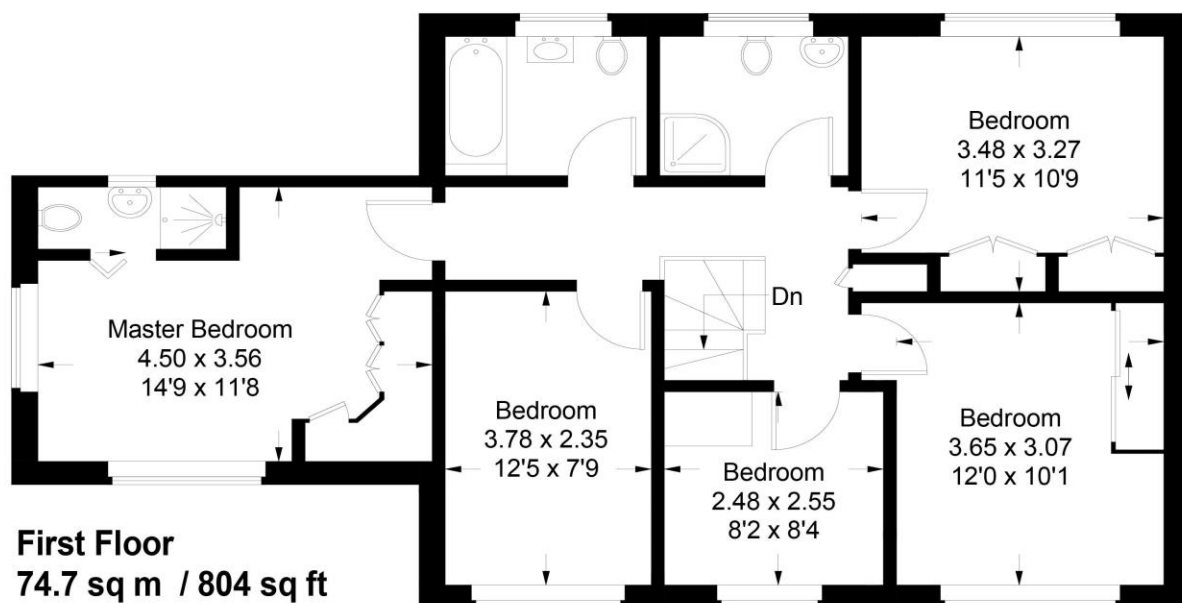




# Ridgeway, Pembury, Tunbridge Wells, Kent, TN2

Approximate Gross Internal Area (Including Garage)

167.6 sq m / 1804 sq ft

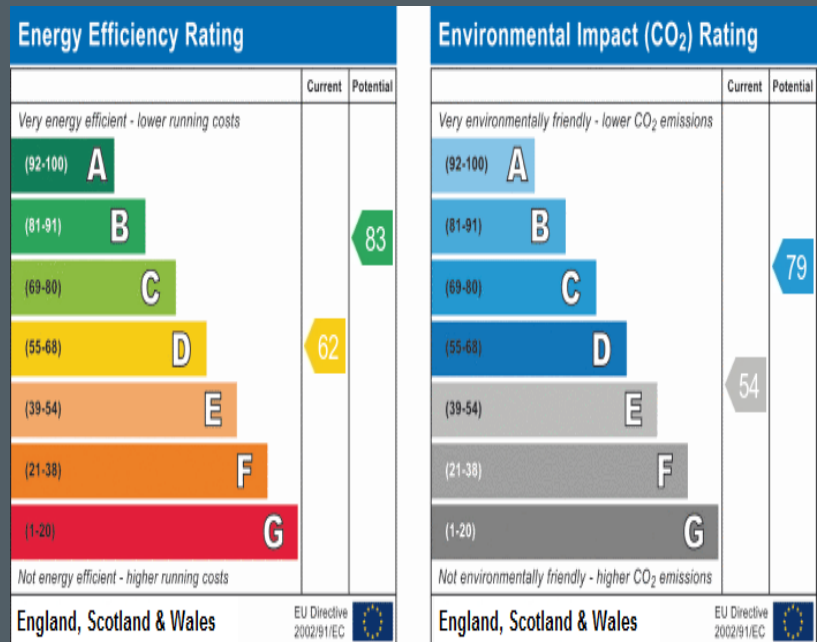


All measurements are in accordance to the RICS Code Of Measuring Practice. Measurements are approximate & only for illustrative purposes.

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