

**RUSH
WITT &
WILSON**



**12 Joyce Close, Cranbrook, Kent TN17 3LZ
£325,000 to £350,000 Guide Freehold**

£300,000 to £325,000 Price Guide. A spacious and well presented two bedroom semi-detached house located within a quiet residential area of Cranbrook situated within 0.5 mile the from the High Street's independent shops, cafe's, restaurants & leisure facilities. Accommodation comprises a spacious and well-lit kitchen / breakfast room with fitted AGA, beautiful conservatory with French doors to the rear garden, ground floor WC, spacious main living room, two first floor double bedrooms each with fitted wardrobes and well appointed main bathroom suite. Outside enjoys a private south-facing rear garden with paved seating area and well stocked planted borders with off street parking and garage to the front. Cranbrook town offers a range of boutique shops, cafes, restaurants and public houses including The George Hotel. The property is conveniently positioned to Cranbrook School and located just 6.2 miles from Staplehurst mainline station.



Front

Path to front elevations with external lighting and part-glazed timber front door.

Entrance hall

Oak laminate flooring, pendant light, radiator, internal door to WC, consumer unit, internal part-glazed door to living room.

WC

Internal door wood effect LVT flooring, obscure window to front aspect, push flush WC, wall mounted hand basin with radiator, light, storage cupboard via bi-folding door.

Living room

12'4 x 12' (3.76m x 3.66m)

Internal part-glazed door, carpeted flooring, further internal part-glazed door to kitchen / breakfast room, UPVC window to front aspect with radiator below, turned carpeted staircase with painted balustrade leading to first floor accommodation, storage recess below, thermostat, light, variety of power points, TV point.

Kitchen / breakfast room

15'3 x 9' (4.65m x 2.74m)

Internal part-glazed door, oak effect laminate flooring, internal window and sliding UPVC doors leading to the adjoining garden room. Kitchen hosts a variety of matching base and wall units with shaker style doors beneath wood effect laminated counter tops, inset single stainless bowl with drainer and tap, under counter spaces for freestanding washing machine and slimline dishwasher, inset four ring gas burner with oven below, fitted extractor canopy with light over, ceramic wall tiling, variety of above counter level power points, wall unit housing the Worcester gas boiler, recess freestanding fridge / freezer, fitted AGA oven with fitted adjacent base units and oak block counter tops over, laundry cupboard via internal door with space for tumble dryer.

Conservatory

11'7 x 8'7 (3.53m x 2.62m)

Internal sliding doors from kitchen / breakfast room, stone effect laminate flooring, timber frame with French doors leading to the rear garden, glazed roof with high level openers, windows to rear and side aspects, pendant lighting.

Stairs and landing

Turned carpeted staircase and landing, window to side aspect, access panel to loft over, linen cupboard via painted door complete with slatted shelving.

Bathroom

6'3 x 6'2 (1.91m x 1.88m)

Internal door, grey wood effect LVT flooring, obscure UPVC window to the rear aspect, shower bath suite with bi-folding shower screen, push flush WC and pedestal basin, radiator, ceramic wall tiling, light and extractor fan.

Bedroom 2

10'6 x 8'7 (3.20m x 2.62m)

Internal door, carpeted flooring UPVC window to the rear aspect with radiator below, recess wardrobe complete with hanging rail and shelving, light, power points.

Bedroom 1

11'9 x 8'8 (3.58m x 2.64m)

Internal door, carpeted flooring UPVC window to the front aspect with radiator below, built in wardrobes via bi-folding doors complete with hanging rail and shelving, light, power points.

Rear garden

Privately enclosed south-facing rear garden with paved seating area and steps leading to a raised courtyard garden enclosed by established hedgerow and high level fencing, variety of well stocked planted borders, specimen Camelia and rhododendrons, high level gate to side with path to front.

Garage and parking

16' x 7'2 (4.88m x 2.18m)

Manual up and over door to front with parking space to front or garage, further tandem parking space for two vehicles.

Services

Mains gas central heating system.

Mains drainage.

Local Authority - Tunbridge Wells Borough Council. Band D.

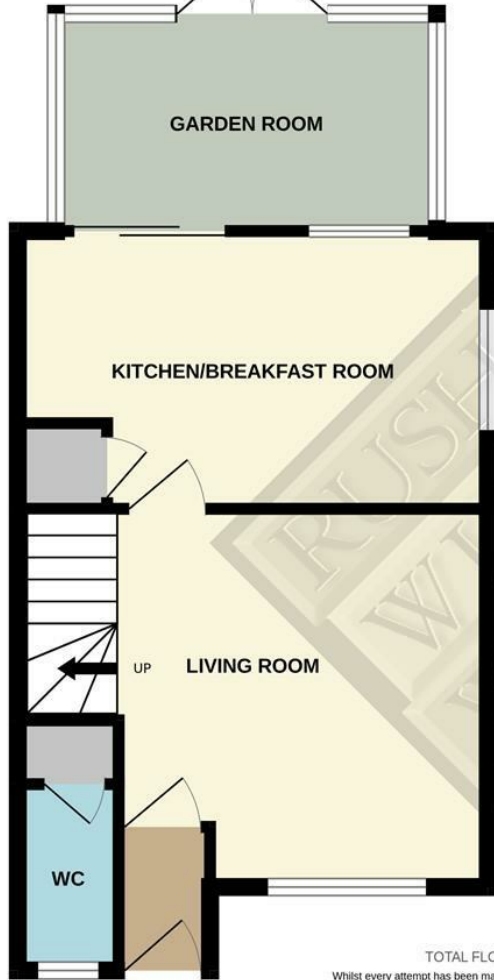
Agents note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

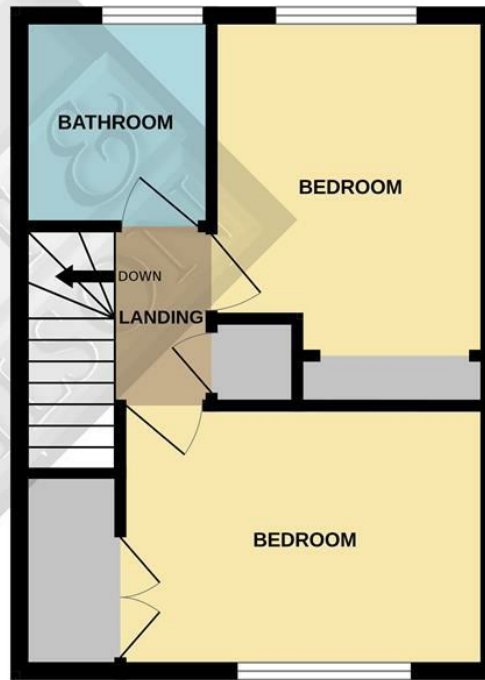




GROUND FLOOR
437 sq.ft. (40.6 sq.m.) approx.

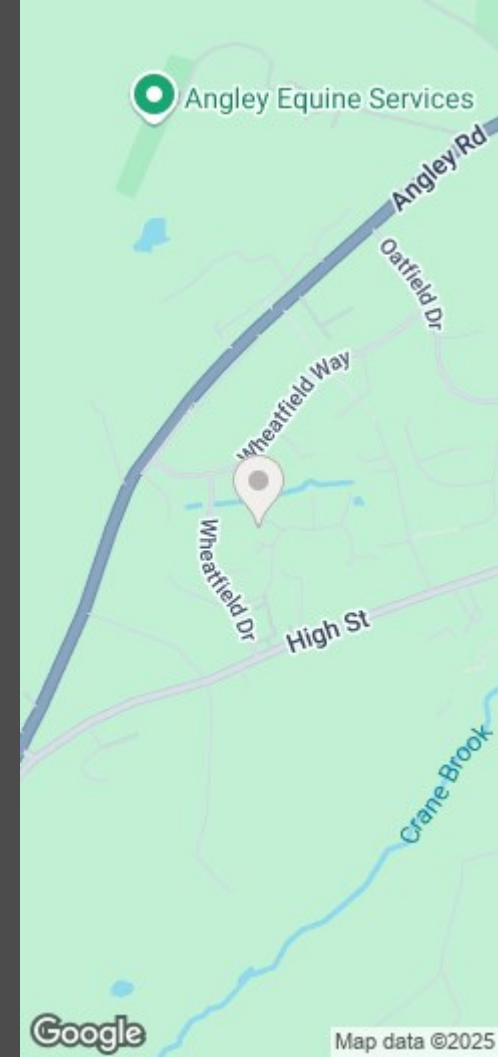


1ST FLOOR
331 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA : 769 sq.ft. (71.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
85	69		

Energy Efficiency Rating scale: A (92-101), B (81-91), C (69-80), D (55-61), E (39-54), F (21-38), G (1-20).
Environmental Impact (CO₂) Rating scale: A (82 plus), B (61-81), C (40-60), D (25-40), E (10-25), F (1-20), G (1-20).
Not environmentally friendly - higher CO₂ emissions.

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