



**1 Wells Close,
Tenterden, Kent TN30 6QJ**

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Offers in excess of £595,000

This beautifully presented two bedroom detached bungalow benefits from a garage with parking and stands in stunning gardens with an abundance of flowering plants and shrubs. Enjoying a desirable lifestyle setting within easy reach of Tenterden's historic High Street with its excellent range of shops and facilities.

The property offers well-presented accommodation, bathed in natural light that creates a bright, airy feeling throughout. Upon entering, the entrance hall leads to a generously sized sitting room with doors opening into the sun / dining room both being ideal rooms for relaxing or entertaining. The property also features a well-appointed fitted kitchen, two comfortable double bedrooms, and a contemporary bathroom.

Outside, the delightful garden provides a wonderful setting having been meticulously planted and cared for and is ideal for outdoor entertaining, alfresco dining or simply relaxing and enjoying throughout the day.

A driveway offers parking and leads to a detached garage, adding practicality and convenience to this home.

SITUATION Tenterden's historic tree-lined high street offers a wide range of shopping facilities including many small boutiques and antique shops, as part of a varied high street featuring many independent retailers, pubs and restaurants that sit side by side with larger national retailers including Tesco's and Waitrose supermarkets, all within walking distance. It is well served with the practicalities of life with a doctor's surgery, dentist, opticians, bank and a leisure Centre as well as many interesting clubs and societies. The also town boasts a number of local attractions and access to the wider Kent countryside and coast. A variety of educational opportunities exist in the area. There is a very active local community offering a wide range of groups and activities.

For transport links, Headcorn Station offers services to London taking about an hour. Ashford International has Eurostar trains to London St Pancras (about 37 minutes). Tenterden is served by several bus routes to the surrounding towns and villages. Beautiful, rolling countryside encircles Tenterden and offers many rural walks and it is an ideal area for those seeking an active lifestyle.

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WarnerGray



The property is approached via the front door opening to the **ENTRANCE PORCH** and into the **ENTRANCE HALL** with a cupboard providing useful storage for coats, shoes etc, helping keep everyday household items neatly out of sight, there is also an airing cupboard and hatch to roof space.

The elegant **SITTING ROOM** 20'8" x 12'5", features a large window to the front garden and an attractive fireplace with space for an electric fire, creating a perfect focal point for the room. Serving hatch to the kitchen. Double doors open to the adjoining sun / dining room making it an ideal room for relaxing evenings and entertaining guests.

SUN ROOM / DINING ROOM 11'9" x 8'1" a bright and versatile room overlooking the garden, offering room for family meals, morning coffee, or simply unwinding while enjoying view. Double doors open directly onto the terrace, effortlessly blending indoor and outdoor living.

KITCHEN 11'8" max x 12'1". Designed with practicality in mind, the kitchen offers fitted base cupboards, drawers and matching wall units with worksurfaces incorporating sink unit with drainer. There is a built in four ring electric hob with extractor and separate built-in oven. Handy serving hatch to the sitting room. There is also space for further appliances and room for small breakfast table and chairs for casual dining, while a door provides convenient access to the garden.



BEDROOM 1 14'8" max x 11'8" A spacious bedroom featuring a fitted wardrobes, creating a peaceful retreat to unwind with a window to the side garden.

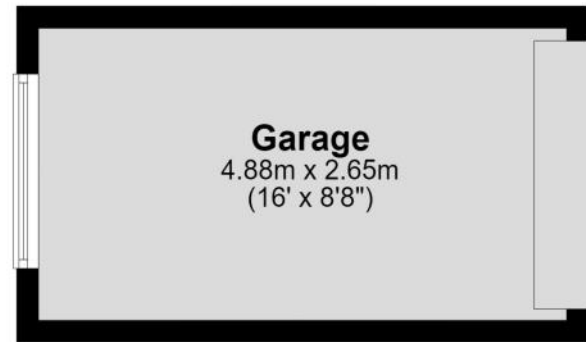
BEDROOM 2 11'1" x 9'3" A comfortable second double bedroom again with fitted wardrobe and window to the front.

BATHROOM Beautifully presented with a contemporary white suite, vanity storage, bath with shower over, heated towel rail, and stylish fully tiled walls and flooring, offering a fresh and modern finish.

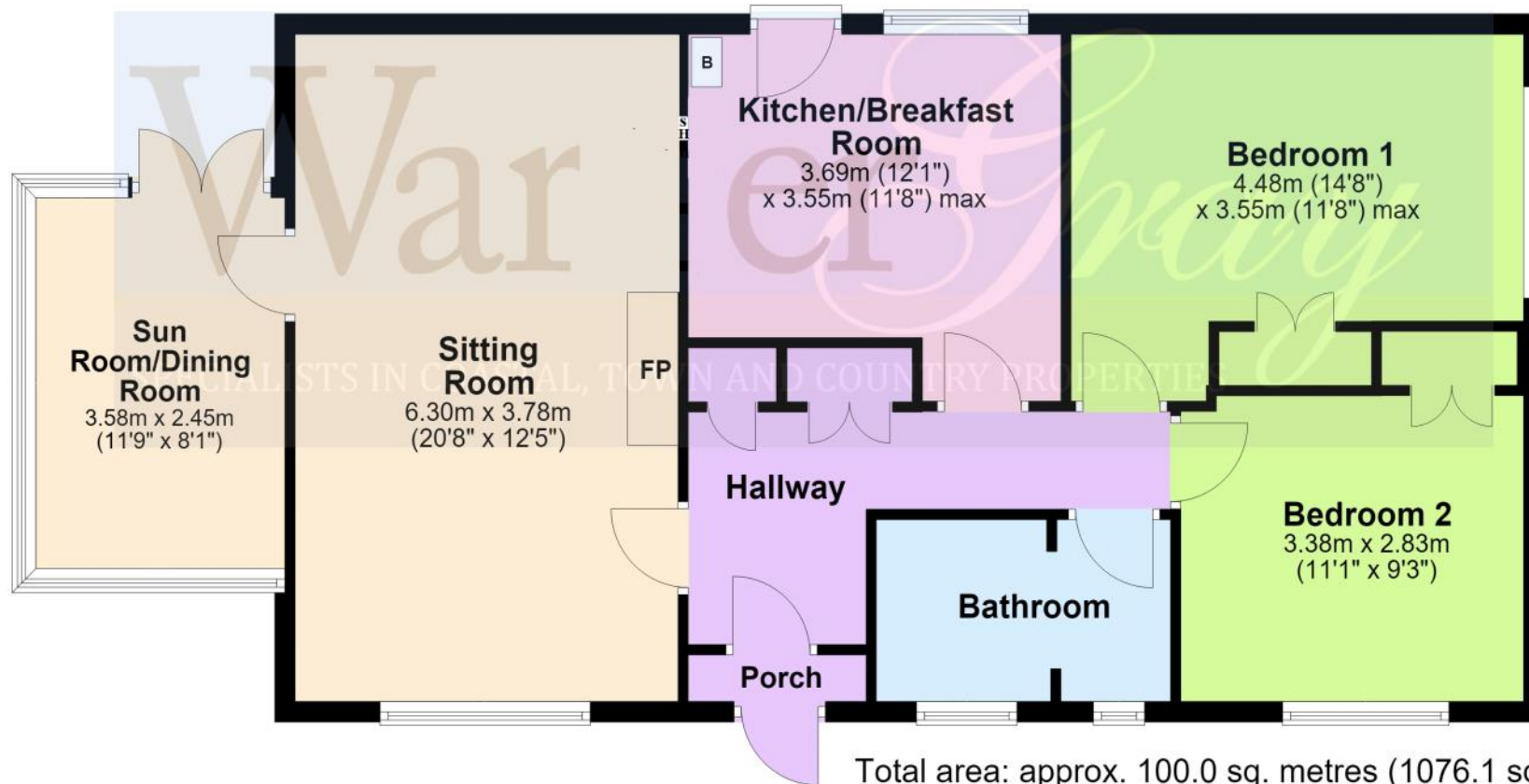
OUTSIDE Occupying a generous plot, the bungalow enjoys attractive gardens that wrap around the property create a wonderful setting, having been meticulously cared for by the current vendors, it provides a rich variety of mature shrubs, colourful roses, and seasonal planting offering year-round interest. A paved terrace offers an ideal spot for al fresco dining, summer barbecues, or simply relaxing in the sunshine, with a greenhouse and additional seating area enhancing the garden's appeal. A driveway provides off-road parking for two vehicles and leads to the **Detached Garage** 16'0" x 8'8" with power and lighting connected.

SERVICES Mains water, electricity, gas and drainage. **EPC Rating** : C **Local Authority**: Ashford Borough Council.





Floor Plan
Approx. 100.0 sq. metres (1076.1 sq. feet)



Total area: approx. 100.0 sq. metres (1076.1 sq. feet)

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