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## 15d Grange Close, Edenbridge, Kent TN8 5LT

A superbly presented four-bedroom, modern family home, built by Asprey Homes in 2017 and still benefitting from the remainder of the NHBC certificate. Call us now, we are  
\*Open 8 am – 8 pm 7 Days a Week\*



£625,000 Freehold



## PROPERTY DESCRIPTION

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A superbly presented four-bedroom, modern family home, built by Asprey Homes in 2017 and still benefitting from the remainder of the NHBC certificate. Located conveniently for Edenbridge's main station and also the popular historic High street this great-sized property is stylishly presented throughout. The inviting and wider-than-average hallway has doors leading into the sitting room, the open-plan kitchen/diner, and also a useful cloakroom. The sitting room is of a generous proportion and a perfect place to unwind at the end of the day. The stunning open-plan kitchen/dining room is a vast space, perfect for entertaining. The kitchen has an array of modern underlit units, quartz worktops, and integrated appliances. The dining area has ample space for a dining room table and chair set and looks out over the rear garden through the French doors. Off the dining area, there is a useful office, ideal for working from home, and also a utility room with space for the usual utilities and an integrated washing machine. On the first floor, the property has four good-sized bedrooms off the spacious landing, a deep storage cupboard, and an airing cupboard. The main bedroom is a superb size and enjoys Southerly views over the garden and also has a door into an ensuite shower room. The other three bedrooms are also a good size and in addition, there is a modern family bathroom. Externally and to the front there is a private block paved driveway for two cars, an electrical car charging point and a path leading to the front door.

To the rear, there is a patio area leading onto an expanse of level artificial lawn with a gate leading out to the rear access. There is also a very useful rear cut-through leading directly to the High street. Call us now, we are **\*\*Open 8 am - 8 pm 7 Days a Week\*\***

## FEATURES

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- END OF TERRACE HOUSE
- FOUR BEDROOMS
- MODERN FAMILY BATHROOM, CLOAKROOM AND ENSUITE
- PRIVATE DRIVEWAY
- SHORT WALK TO EDENBRIDGE STATION AND HIGH STREET
- REAR FACING VIEWS
- SOUTHERLY FACING GARDEN
- ELECTRICAL CAR CHARGING POINT



## ROOM DESCRIPTIONS

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### ENTRANCE HALLWAY

An inviting and spacious entrance hallway that has laminate flooring, a radiator, doors to the sitting room, the kitchen/dining room, and the cloakroom. There is a useful understairs storage cupboard and stairs leading to the first floor.

### SITTING ROOM

A comfortable sitting room that has laminate flooring, a double-glazed window to the front, and two radiators.

### CLOAKROOM

The cloakroom has tiled flooring, a wall-mounted wash hand basin with mixer taps, a low-level cistern concealed W/C, tiled walls, a radiator a mirror, and an extractor fan.

### KITCHEN/DINING ROOM

An open-plan room makes this a perfect place to entertain. The kitchen is modern in design and has a range of eye and matching underlit units, Quartz worktops with inset stainless steel sink unit with mixer taps, tiled splash backs, a five burner Neff gas hob with matching brushed steel extractor over, an integrated Neff dishwasher, integrated double oven and microwave, tiled flooring and LED downlighters. The kitchen is open plan to the dining area with matching tiled flooring, a radiator, and a door into the utility room and the office. There is ample space for a dining room table and chair set also, double glazed French doors lead into the rear Southerly facing garden.

### UTILITY ROOM

A useful room that has Quartz worktops, with an inset stainless steel sink unit with mixer taps, space for a tumble dryer, an integrated washing machine, a cupboard concealing the Ideal combination boiler, shelving, an extractor fan, a radiator, and tiled flooring.

### STUDY

The study is the perfect place to work from home, there is laminate flooring, shelving, a radiator, and a double glazed window to the rear over looking the rear garden.

### LANDING

The carpeted stairs lead to the landing that has doors to all four bedrooms, an airing cupboard, a deep storage cupboard, and the family bathroom, there is also a loft access panel.

### BEDROOM ONE

The main bedroom has carpeted flooring, a radiator, a double-glazed window to the rear with far-reaching views, and a door into the ensuite shower room.

### ENSUITE

A modern ensuite that has a double-width shower enclosure with glass sliding doors, a wall-mounted shower, a wash hand basin vanity unit with mixer taps, a low-level W/C, tiled flooring, a wall-mounted chrome heated towel rail, a double glazed frosted window to the side, tiled flooring and walls and an extractor fan.

### BEDROOM TWO

The second bedroom is another good-sized double room that has laminate flooring, a radiator, and a double-glazed window to the front.

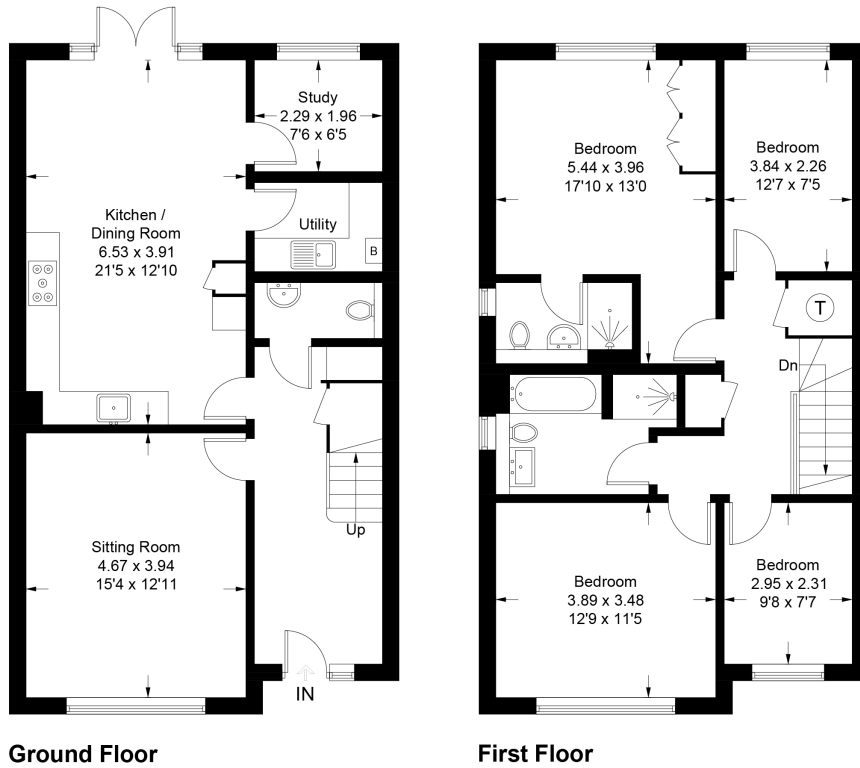
### BEDROOM THREE

The third bedroom has laminate flooring, a radiator, and a double-glazed window to the rear.



# FLOORPLAN

Approximate Gross Internal Area = 144.0 sq m / 1550 sq ft



**Ground Floor**

**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1046146)  
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