

Idyllic Family Home

25 Buttercup Close
Paddock Wood | Tonbridge | TN12 6BG



Tasteful Decor Throughout



**25 BUTTERCUP CLOSE
PADDOCK WOOD
TONBRIDGE
TN12 6BG**

**GUIDE PRICE:
£355,000 - £370,000**

The Hunters Chase development built approx 13 years ago sits on the outer edge of Paddock Wood village. A variety of executive family homes has made this one of the premier locations to live. The development has now matured with tree lined roads leading to quiet culde-sacs where you will find this popular designed home.

From the property you can enjoy walks out to the countryside or into the village centre where you will find a variety of shops, restaurants, coffee shops and other amenities. Paddock Wood also has a primary and secondary school close by ideal for the family. Another advantage is the main line station for commuters to London. From Paddock Wood you are

centrally located with road access to Tunbridge Wells, Tonbridge and Maidstone all with high street shopping and again main line stations. When you put all of this together it has to be a property you have got to see! But don't just take our word for it take a look and decide for yourself.



Hall: A bright and welcoming hallway with maple wood flooring, stairs to first floor, radiator, built-in cloak storage cupboard, doors to dining room, lounge, kitchen and cloakroom.

Cloakroom: Corner wash hand basin, low level WC, extractor fan, maple wood flooring.

Dining Room: A spacious formal room with double glazed window to front, radiator, maple wood flooring.

Lounge: A lovely family room with a unique bay section looking onto the garden with double glazed double doors and windows to rear, TV point, radiator, fire place with gas fire, maple wood flooring.

Kitchen: Another spacious room with an extensive range of fitted wall and base units, inset enamel 1½ bowl sink into complementary worktops, gas hob with extractor canopy above, fitted high level electric double oven, integrated fridge/freezer, space for dishwasher, under cabinet lights, spot lights to ceiling, low level fan heater, ceramic tiled flooring, double glazed window to rear.

Utility: Door to side, inset sink with wall and base units, wall mounted boiler, space for washing machine and tumble dryer, extractor fan, radiator, ceramic tiled flooring.



Landing: Access to loft which is ¾ boarded, built-in airing cupboard with hot tank and shelving, carpet, radiator, doors to;

Master Bedroom: A well proportioned room with two double glazed windows to front, two double wardrobes and a further single wardrobe, TV point, carpet, radiator, door to;

En-Suite: Opaque double glazed window to front, tiled double shower cubical, pedestal wash hand basin, low level WC, shaver point, part tiled walls, extractor fan, radiator.

Bedroom Two: Double glazed window to rear, built-in double wardrobe and single wardrobe which has fitted shelving, carpet, radiator.

Bedroom Three: Double glazed window to rear, built-in double wardrobe, carpet, radiator.

Bedroom Four: Double glazed window to rear, carpet, radiator.

Family Bathroom: Opaque double glazed window to side, white suite of panelled bath and shower attachment, low level WC, pedestal wash hand basin, heated towel rail, extractor fan, shaver point, vinyl flooring.



Rear Garden: This is a particular feature to the property as the current owners have added an Indian sandstone patio area that spreads across the rear of the property and to both side access. To one side is a neatly fitted shed to the other is the gated access to the front. There is a lawned area edged with flowers and shrubs. Also the circular second patio area adds to the landscaping. The fencing to the boundary has also been replaced in 2010.

Front Garden: Semi open plan with beech hedges, lawn area and driveway leading to the integral garage. The garage has an up and over door with power and lights. This also has the potential to be converted into another room subject to building regulations.

PROPERTY SUMMARY

- LOVELY EXECUTIVE FAMILY HOME
- FITTED KITCHEN & UTILITY ROOM
- TWO RECEPTION ROOMS
- EN-SUITE TO MASTER BEDROOM
- VERY POPULAR LOCATION
- WALKING DISTANCE TO VILLAGE CENTRE & TRAIN STATION

Energy Performance Certificate



25, Buttercup Close, Paddock Wood, TONBRIDGE, TN12 6BG

Dwelling type: Detached house Reference number: 8300-7880-8029-6407-7823
 Date of assessment: 08 August 2012 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 09 August 2012 Total floor area: 103 m²

Use this document to:

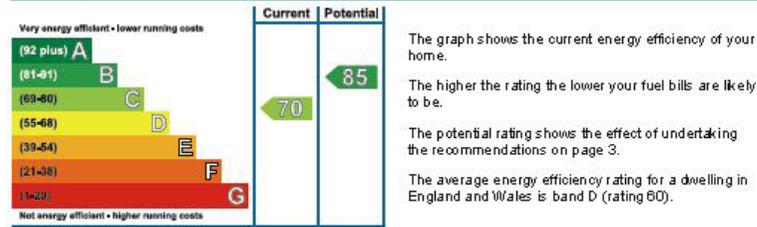
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£2,145
Over 3 years you could save	£438

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£270 over 3 years	£171 over 3 years	
Heating	£1,515 over 3 years	£1,238 over 3 years	
Hot Water	£360 over 3 years	£198 over 3 years	
Totals	£2,145	£1,707	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

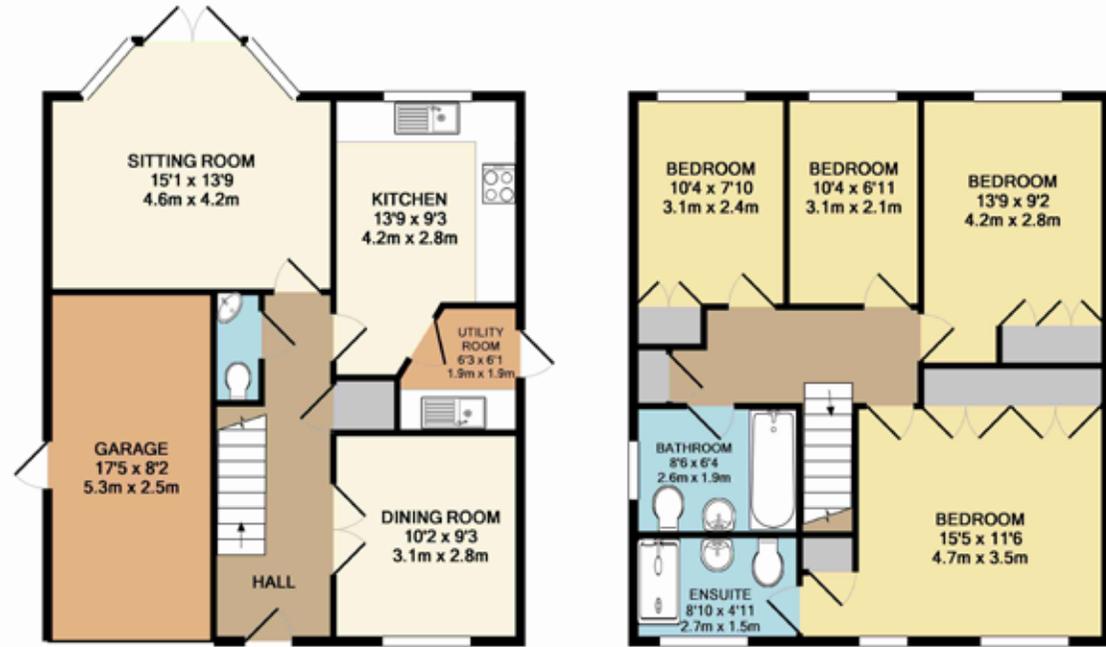


Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation	£800 - £1,200	£84	<input checked="" type="checkbox"/>
2 Low energy lighting for all fixed outlets	£40	£84	<input checked="" type="checkbox"/>
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£182	<input checked="" type="checkbox"/>

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). When the Green Deal launches, it may allow you to make your home warmer and cheaper to run at no up-front cost.



GROUND FLOOR
APPROX. FLOOR
AREA 644 SQ.FT.
(59.8 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 622 SQ.FT.
(57.8 SQ.M.)

Directions

From the Simon Miller Paddock Wood office proceed south out of the village onto Maidstone Road. Continue towards the traffic lights. Proceed through the traffic lights and take the left turn into Mascalls Court Road. Then take the second left into Green Lane. At the mini roundabout take the first left into Buttercup Close where you will find the property on your right hand side.



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