

**OPEN**



**7 DAYS**

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***134 Birchwood Road, Wilmington, Kent, DA2 7HG***



*Village Estates are delighted to offer to the market this highly spec'd and spacious detached family home. Located on the very desirable Birchwood Road. This property enjoys open views over farmland to the front and its own 250'' garden to the rear. Viewing comes highly recommended....*



- \* TWO RECEPTIONS \* CONSERVATORY \****
- \* FITTED KITCHEN \*\* UTILITY ROOM \* GYM \****
- \* FOUR BEDROOMS \* FAMILY BATHROOM***
- PLUS EN-SUITES \****
- \* DRESSING ROOM \* VERY LARGE GARDEN \****
- \* DOUBLE DETACHED GARAGE \****

***\* PRICE ..... Guide Price £1,400,000 - £1,450,000.....***

***PRICE \****



**ENTRANCE HALL:** 18' 9" x 10' 11" (5.71m x 3.32m) Double glazed hard wood door to front with double glazed side panels. Under stairs storage cupboard. Central staircase. Radiator with cover.

**CLOAKROOM:** 7' 4" x 2' 11" (2.23m x 0.89m) Double glazed window to side. Low level wc. Single hand bowl. Part tiled walls. Tiled floor. Radiator. Coved ceiling.

**RECEPTION 1:** 38' 4" x 20' 9" narrows to 35' 4" (11.68m x 6.32m) Two double glazed windows to front. Carpet. Coved ceiling. Feature fire place. Two sets of French doors to rear. Four radiators with covers.

**RECEPTION 2:** 12' 2" x 7' 7" into bay 9' 9" (3.71m x 2.31m) Double glazed window to front. Radiator with cover. Carpet. Coved ceiling.

**GYM:** 12' 3" x 7' 0" (3.73m x 2.13m) Double glazed window to side. Fitted mirror. Fitted speakers. Oak Floor. Coved ceiling. Radiator.

**CONSERVATORY:** 12' 9" x 10' 0" (3.88m x 3.05m) Double glazed windows. Open windows to side and roof. Double glazed French doors to rear. Under floor heating. Tiled floor.

**FITTED KITCHEN:** 19' 6" x 17' 5" (5.94m x 5.30m) Double glazed window to rear. Range style 5 burner oven. Ceramic basin with mixer tap. Boiler cupboard. Range of fitted wall, base and drawer units with granite work surfaces. Matching Island housing microwave. Tiled splash back. Integrated American fridge freezer. Spot lights. Fitted speakers. Coved ceiling. Tiled floor with under floor heating. Open to conservatory.

**UTILITY ROOM:** 7' 0" x 6' 6" (2.13m x 1.98m) Double glazed window to side. Hard wood door to side. Space for washing machine and dryer. Granite work tops and cabinets. Coved ceiling.

**LANDING:** 20' 8" x 7' 5" (6.29m x 2.26m) Double glazed leaded window to front. Airing cupboard. Loft access. Radiator with cover. Carpet. Coved ceiling.

**MASTER BEDROOM:** 17' 8" x 13' 6" (5.38m x 4.11m) Double glazed leaded window to rear. Feature fireplace. Carpet. Radiator with cover. Coved ceiling. Fitted speakers.

**DRESSING ROOM:** 11' 4" x 3' 7" (3.45m x 1.09m) Double glazed window to rear. Fitted wardrobes. Radiator. Coved ceiling. Carpet.

**EN-SUITE TO MASTER:** 5' 7" to shower x 5' 6" (1.70m x 1.68m) Double glazed window to side. Single hand bowl with mixer tap and vanity unit. Low flush wc. Aqualiser shower. Heated towel rail. Tiled walls and floor.



**BEDROOM 2:** *17' 8" x 11' 11" (5.38m x 3.63m) Double glazed window to rear. Fitted wardrobes, headboard, desk and chest of drawers. Radiator. Carpet.*

**BEDROOM 3:** *13' 5" x 15' 2" into Bay 11'9" narrowing to 8'2" (4.09m x 4.62m) double glazed window to rear. Carpet. Radiator.*

**JACK AND JILL EN-SUITE:** *7' 5" x 4' 0" (2.26m x 1.22m) Aqualisa shower. Low level wc. Single hand bowl with pedestal. Mirrored unit. Tiled walls and floor. Radiator.*

**BEDROOM 4:** *10' 3" x 7' 8"widens to 9'3" (3.12m x 2.34m) Double glazed window to front. Fitted wardrobes. Coved ceiling. Radiator.*

**FAMILY BATHROOM:** *12' 3" x 9' 8" (3.73m x 2.94m) Double glazed window to side. Aqualisa shower with shower screen. Roll top bath. Under floor heating. Twin hand bowl with mixer taps. Fitted speaker. Two heated towel rails. Low flush wc. Coved ceiling.*

**REAR GARDEN:** *Approx 250' Side access. 48' x 32' patio with decked area. Outside security lamp and feature lighting. Power and tap. Compost bin. Mainly laid to lawn.*

**FRONT GARDEN:** *Approx 70' (21.32m) 40' to garage. Detached double garage. Block paved driveway. Laid to lawn.*

**GARAGE:** *19' 11" x 18' 10" (6.07m x 5.74m) Double detached. Twin electric/remote up and over doors. Power and light.*

**OUTBUILDING:** *Timber shed. Power and light*

**EPC RATING C:**