

OPEN



7 DAYS

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Little Birches , 94 Birchwood Road, Wilmington, Kent, DA2 7HG



Village Estates are delighted to present this stunning extended detached family residence located within the ever popular and sought after Birchwood Road. Boasting spacious accommodation and state of the art facilities and a stunning very secluded rear garden, this beautiful example boasts a plot of 0.42 acres and No Onward Chain...



**** INDOOR 'HYDRO POOL' HOUSE ****

UNDER FLOOR HEATING * ALARM & CCTV SYSTEM *

**** PLOT OF 0.42 ACRES * DUAL POWER SYSTEM ****

**** FITTED KITCHEN * UTILITY ROOM ****

**** FOUR BEDROOMS * FAMILY BATHROOM PLUS TWO***

EN-SUITES * DETACHED DOUBLE AND INTEGRAL GARAGE

**** PRICE £1,495,000..... PRICE ****

We understand this property is Freehold



ENTRANCE HALL: 21' 3" x 10' 6" (6.47m x 3.20m)
Impressive entrance hallway. Mahogany dog leg staircase. Marble flooring. Radiator. Cornice.

CLOAKROOM: Double glazed window to front. Low flush wc. Wash hand basin and built in unit. Marble walls and flooring. Radiator.

LOUNGE: 22' 10" x 15' 8" (6.95m x 4.77m) Two French doors to family room. Two double glazed windows. Feature fire place. Marble flooring. Radiator. Under floor heating.



FAMILY ROOM: 39' 2" x 12' 0" (11.93m x 3.65m)
Double glazed bi-fold doors to garden. 3 Skylights. Marble flooring. Cornice. Under floor heating. Two radiators. Air conditioning.

DINING ROOM: 16' 4" x 10' 0" (4.97m x 3.05m) Two double glazed windows to front. Two radiators. Marble flooring. Cornice.

GYM: 16' 1" x 10' 6" (4.90m x 3.20m)
Double glazed bi-fold doors to Garden. Double glazed patio doors to Pool house. Skylight. Marble floor with under floor heating. Air conditioning.



FITTED KITCHEN: 18' 8" x 16' 2" (5.69m x 4.92m)
Double glazed window to side. A delightful fully fitted kitchen. Multitude of wall, base and drawer units with granite work surfaces. Rangemaster double oven. 1.5 bowl sink unit and mixer tap. Marble flooring with under floor heating. Radiator.

STUDY: 12' 0" x 8' 5" (3.65m x 2.56m) Double glazed window to side. Fully fitted home office. Fitted carpet. Radiator.

UTILITY ROOM: Double glazed window to side. Plumbed for washing machine and tumble dryer. Stainless steel sink with drainer and mixer tap. Radiator.

POOL HOUSE: A stunning pool house accessible from house. Large pool. Italian marble floor and pool surround. Bi-folds to patio. 6 x Velux roof windows. Under floor heating. Two radiators.

SHOWER ROOM: Double glazed window to side. Open shower wet room. Low flush wc. Wash hand basin. Italian marble walls and flooring. Under floor heating. Chrome heated towel rail.

LANDING: 25' 4" x 10' 6" (7.72m x 3.20m)
Double glazed picture window to front. Loft access. Fitted carpet. Cornice. Two radiators.

MASTER BEDROOM: 16' 2" x 13' 2" (4.92m x 4.01m) Two double glazed windows to front. Built in wardrobes. Fitted carpet. Two radiators. Coved ceiling.

DRESSING ROOM: 2 x range of built in wardrobes.

EN-SUITE TO MASTER: 8' 6" x 8' 5" (2.59m x 2.56m) Double glazed window to rear. Stunning En-suite with Italian marble floor and walls. Low flush wc. Wash hand basin. Open shower wet room. Chrome heated towel rail. Under floor heating. Built in bathroom TV with ceiling mounted speakers.

BEDROOM 2: *14' 6" x 11' 2" (4.42m x 3.40m) Double glazed window to rear. Built in wardrobes. Fitted carpet. Radiator. Coved ceiling.*

EN-SUITE TO BEDROOM 2: *7' 10" x 7' 9" (2.39m x 2.36m) Double glazed window to side. Shower cubicle. Panelled bath and mixer tap. Low flush wc. Pedestal wash hand basin. Chrome heated towel rail.*

BEDROOM 3: *13' 8" x 11' 4" (4.16m x 3.45m) Double glazed window to front. Fitted carpet. Radiator. Coved ceiling.*

BEDROOM 4: *15' 6" x 10' 5" (4.72m x 3.17m) Double glazed window to rear. Range of built in wardrobes. Fitted carpet. Radiator. Coved ceiling.*

FAMILY BATHROOM: *Stunning family bathroom. Marble walls and floor with under floor heating. "wet room" shower (multi direction). His and Her wash hand basins. Low flush wc. Double ended bath. Heated Chrome towel rail.*

REAR GARDEN: *Approx 200' (60.91m) A stunning rear garden of approximately 200'. Large 65' Patio/seating area Granite paving and Indian sandstone. Glass veranda. Outdoor covered stone barbecue with pizza oven. Contemporary and low maintenance. Very secluded and tranquil. Side access from both sides of the house. Summerhouse. Shed.*

FRONT GARDEN: *Generous front driveway accessible via double gates. Ample off road parking.*

GARAGE: *18' 6" x 13' 9" (5.63m x 4.19m) Attached integral garage. Roller door. 2 x central heating boiler. Concrete floor.*

DETACHED GARAGE: *Double detached garage to front.*

OUTBUILDING: *Brick pitched building - Games Room. Service Room - Detached service room or other uses.*