

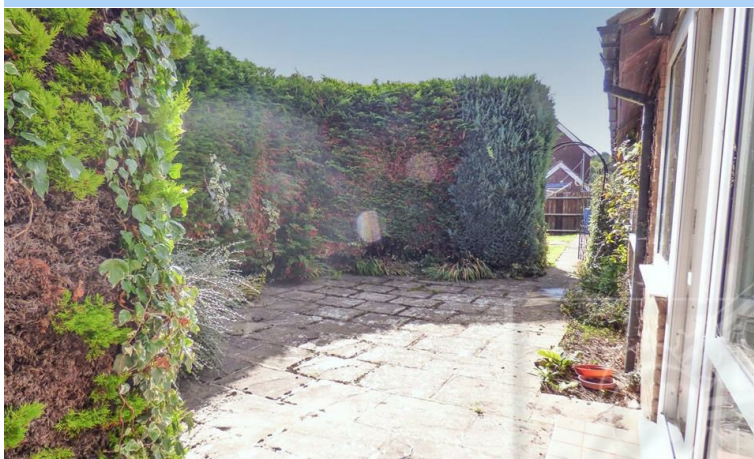


32, Hollands Close,
Shorne, DA12 3EH

Offers In The Region
Of £550,000



- SOLD BY SEALEYS WALKER JARVIS
- Down the Road from Shorne Country Park
- Easy Access to the A2
- Close to Shops and Amenities
- No Chain
- Sizeable Wrap Around Garden



32 Hollands Close, Shorne, , DA12 3EH



LOCATION DESCRIPTION:

Located in the Parish Village of Shorne, this 3-bedroom detached bungalow offers the owner privacy whilst being in the heart of a small community. Just 3 miles outside of the town of Gravesend, the village boasts a rich history with the church of St Peter and St Paul and the Rose and Crown Public House located within a short walk of the property. There are also local stores and cafes within the village for the owners convenience. Shorne Wood Country Park, Kent's most popular country park, is just 1.1 miles from the bungalow and boasts picnic areas, fishing, way-marked trails, bridleways and Easy Access trails for leisurely walks.

The bungalow also benefits from being just 1.2 miles from the A2 for ease of access. Higham Train Station is located nearby and offers to London and the Kent Coast.

PROPERTY DESCRIPTION:

Situated on a corner plot, this three bedroom detached bungalow is worthy of your immediate viewing. Offered for sale with vacant possession, the bungalow comprises, porch, hall, living and dining room, conservatory, fitted kitchen, three bedrooms with an en-suit shower room in the master bedroom, separate bathroom and double garage with access to a den which would make an ideal hobbies/games room or a work from home office area. Heated by gas central heating, the property is double glazed throughout. In addition to the double garage, there is also off street parking for another two cars on the tar mac drive. There is a large frontage and a good size rear garden offering that all important outside space. With some TLC, thought and imagination, this property could make the perfect home.

FRONTAGE:

To the front of the property is lined with a large lawned front garden with many mature trees, tarmac drive with access to the double garage. A paved footpath runs from the pavement to the front door



PORCH:

3.12 x 1.89 (10'2" x 6'2")

Once inside, you are greeted with a large porch extension. To the right is a personal door leading to the double garage and loft room. To the left is access to the bungalow. Double glazed windows to the front. White gloss tiled flooring.

HALLWAY:

Carpeted floors, storage cupboard, airing cupboard with hot water cylinder.

KITCHEN:

3.21 x 2.42 into recess (10'6" x 7'11" into recess)

Maple effect floor and wall units. Black gloss effect roll top work surface. Space for under counter fridge, freezer and washing machine. Integrated oven and electric hob with extractor hood above. Double glazed window to front. Radiator. Wood effect laminate flooring.

LIVING/ DINING ROOM:

6.44 x 4.29 into recess (21'1" x 14'0" into recess)

Carpeted floors. Double glazed window to the front of the property. Feature fire place with marble effect half. Windows to the rear of the property overlooking the conservatory and allowing plenty of natural light into the living space.

CONSERVATORY:

3.97 x 3.54 into recess (13'0" x 11'7" into recess)

An extension to the property with brick dwarf walls, double glazed windows and double doors leading out to garden. Polycarbonate roof with conservatory roof blinds. Black and white tiled floors. Large radiator situated under the window enabling the room to be used throughout the year.

MASTER BEDROOM:

4.42 x 3.07 (14'6" x 10'0")

Carpeted floor. Radiator. Double glazed windows overlooking the rear garden. Fitted wardrobes along one wall, and matching vanity area. Access to the en-suite.

EN-SUITE SHOWER ROOM:

1.72 x 1.39 (5'7" x 4'6")

White suite comprising of corner shower, low level w.c. and pedestal wash basin. Double glazed window, Tiled flooring.

BEDROOM 2:

4.57 x 2.65 (14'11" x 8'8")

Carpeted floor. Double glazed window to rear. Fitted wardrobes along one wall. Radiator.

BEDROOM 3:

2.89 x 1.91 (9'5" x 6'3")

Radiator. Carpeted floor. Double glazed window to the rear.

BATHROOM:

2.01 x 1.81 (6'7" x 5'11")

Three piece bathroom suite comprising of panelled bath, low level w.c. and pedestal basin. A double glazed window opens on to the porch extension.

DOUBLE GARAGE:

Attached to the house is an expansive double garage. Currently used as storage and a potting station by the previous owner. There are single glazed windows to the rear garden as well as a door. Two garage doors line the frontage. The boiler is located to the rear. Access to the Den via paddle stairs.

STORAGE AREA:

Above the garage stands a useful storage area, complete with electricity. A small Letterbox window to the side, and two velux windows facing the front. Ideal extra space.

GARDENS:

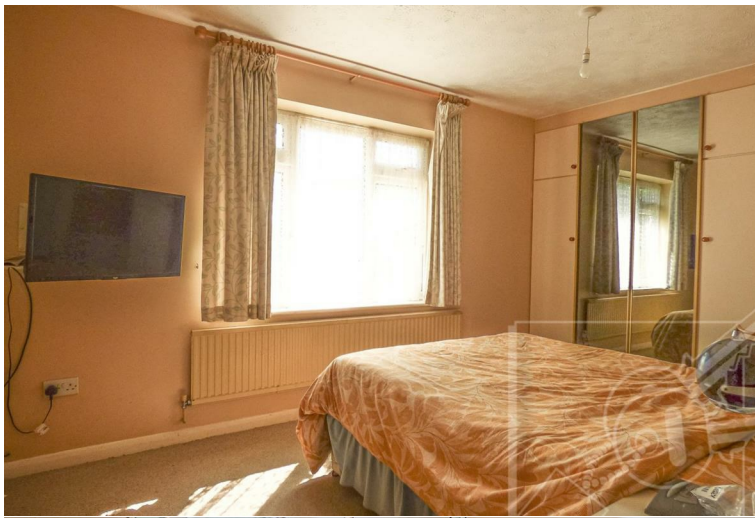
An expansive garden extended to front side and rear of the property. Mature shrubs trees and bushes. Patio area spanning the rear of the property.

TENURE:

Freehold

SERVICES:

Gas, Electricity, Water, Mains Drainage.





LOCAL AUTHORITY:

Gravesham Borough Council:

Council Tax Band E £2,674.11 2024/2025

ESTIMATED BROADBAND SPEEDS:

Estimated Broadband Speeds

- 15 mb/s Standard
- 83 mb/s Superfast
- 1000 mb/s Ultrafast

This data has been provided by Sprift

MOBILE PHONE COVERAGE:

Voice coverage provided by EE whilst indoors

Data, voice and message available externally from all providers.

Information provided by OFCOM



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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