



44, Nursery Grove,  
Gravesend, DA11 7BB

Asking Price £300,000



- Sold By Sealeys Walker Jarvis
- Popular location

- Allocated parking
- Fitted kitchen with appliances



## 44 Nursery Grove, Gravesend, , DA11 7BB



### PROPERTY DESCRIPTION

POPULAR 2 DOUBLE BED FAMILY HOME in a modern development off SINGLEWELL ROAD. With a ground floor cloakroom and first floor family bathroom. Large open plan living with lots of natural light. ALLOCATED PARKING and enclosed rear garden make this an IDEAL FIRST HOME. Close to local primary schools and within 1 mile of the A2.

### LOCATION DESCRIPTION

Nursery Grove lies close to the very popular Singlewell Road in Gravesend. It is a quiet residential area with good schools within a short walking distance. The A2 lies less than 1 mile away linking to the M2 and M25. Within 2 miles of Gravesend station with its high-speed service to St Pancras International (journey time around 25 minutes).

### FRONTAGE

Allocated parking spaces to the front of the property with small frontage leading to UPVC front door.



### HALL

Small carpeted hall with wall mounted electrical consumer unit and doors leading to downstairs cloakroom and main living area.

### CLOAKROOM

Vinyl flooring, radiator and white pedestal handbasin with splashback, low level w.c..

### OPEN PLAN LIVING AREA/KITCHEN

Decorated in neutral tones, this large open plan living space is perfect for entertaining. The lounge area has a storage cupboard under the stairs. Patio doors opening out on to the rear garden, flooding the room in natural light. This whole area has light wood effect laminate flooring, wall hung radiators.

The kitchen area has a range of black and grey wood effect wall and base units, quartz effect roll-top worktops with upstand. This fitted kitchen includes integrated appliances - freezer, fridge, Indesit washing machine, Indesit electric oven, Hotpoint gas hob and Hotpoint extractor fan. Stainless steel 1.5 bowl sink with mixer tap and window over. The Potterton Promax combi boiler is located in a wall cupboard in the kitchen.

There is a useful large walk-in understairs cupboard for storage.

The carpeted stairs lead from the main living area up to:

### LANDING

A small landing with doors to all rooms

### BEDROOM 1

Double bedroom with large window to rear garden, radiator and thermostat control for the central heating system.

### BATHROOM

Vinyl flooring, white bathroom suite, comprising white pedestal washbasin, low level w.c. with concealed cistern and recessed shelf over. Bath with mixer taps and shower attachment with glazed screen. Half tiled walls and localised tiling to bath/shower. Radiator.

### BEDROOM 2

A further double bedroom to the front of the property with a large feature window which is almost floor to ceiling, allowing plenty of light into the room. There is plenty of room for furniture in this room and the over stairs cupboard allows for plenty of additional storage.





## GARDEN

The garden has a decking area directly outside the French Doors. The remainder being laid to lawn with a small shed and gate to the rear pedestrian access.

## UTILITIES

Mains electricity, gas, water and drainage.

## LOCAL AUTHORITY

Gravesham Borough Council - Tax band D £2,187.91  
2024/2025

## BROADBAND & MOBILE COVERAGE

Broadband available from Openreach/Netomnia and available from Standard speeds to Ultrafast.

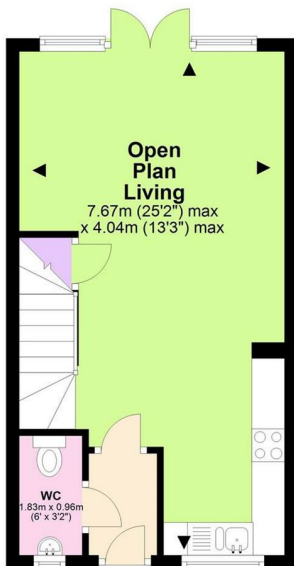
It may be possible to obtain broadband service from these Fixed Wireless Access providers covering your area - EE, Three

EE, Three, O2 and Vodafone all report good coverage for calls and data inside and outside.

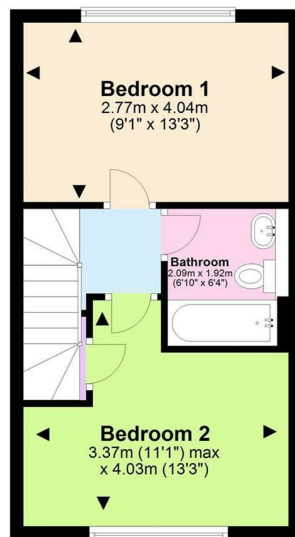
This information is supplied by Ofcom.



Ground Floor



First Floor



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>		<b>75</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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