



253, Singlewell Road,  
Gravesend, DA11 7RN

£950,000



- SOLD BY SEALEYS WALKER JARVIS
- Top of the range appliances
- Large Private Gardens
- Amazing open plan living area
- Bespoke kitchen and built in furniture
- Off Road Parking For 4 Cars





## 253 Singlewell Road, Gravesend, Kent, DA11 7RN



### LOCATION:

This detached residence is situated in one of Gravesend's most sought after roads. on the outskirts of the town centre away from the hustle and bustle of town life, with the peace and tranquility of Mid Kent Golf Club behind the property, yet it is still within easy access of town and railway station, making the perfect place to live. The A2 with links to the M25, M20 and M20 is within 1.4 miles. Gravesend railway station provides a high speed service to St Pancras London or you can take the conventional train to Charring Cross, London or the Kent Coast. Ebbsfleet International railway station is within approximately three miles where you can catch the high speed to St Pancras and be there within seventeen minutes. If your looking for retail therapy then Bluewater is within easy access, which also offers a good choice of eateries and entertainments including the Cinema. Gravesend Cyclo Park is just up the road which also hosts a choice of fitness activities and if you fancy a walk in the park then Jeskyns Coountry Park is nearby. The property is also within the catchment area of primary, secondary and Grammar schools.





## DESCRIPTION:

The current owners have over the last few years, created a wonderful home here on the most popular Singlewell Road: A superb family home created in this 1930's style property, with all the mod-cons you could imagine - with 4/5 bedrooms, three lovely bathrooms and a huge entertaining area to mention a few highlights. A large private garden backing towards the golf course and being set back from Singlewell Road, this property has everything your heart could desire.

## FRONTAGE

A generous block paved frontage to the property sets the home back from the road and offers plenty of parking for four vehicles. Surrounded by mature shrubs and trees. Double gates to rear garden.

## ENTRANCE PORCH

1.64m x 2.66m (5'4" x 8'8")

A bespoke timber framed porch framing the entrance to the property. A generous area for greeting guests and storing outerwear/shoes.

## ENTRANCE HALLWAY

4.39m x 2.66m (14'4" x 8'8")

The original 1930's front door with reeded glass welcomes you into this entrance hallway with doors leading to formal lounge, downstairs cloakroom and main open plan living area. Door under the stairs leading to the gym/office area in the cellar. Cast iron radiator, carpet and stairs leading to first floor. Stylish Amtico flooring.

## FORMAL LOUNGE

5.02m x 4.17m (16'5" x 13'8")

At the front of the property is the formal lounge, in keeping with age of the property retaining many of the original features and proving to be a relaxing and calm living area. Bay window to front with wooden blinds, school style radiator and carpet.

## DOWNSTAIRS CLOAKROOM

1.64m x 0.84m (5'4" x 2'9")

Part wooden panelled cloakroom with modern white concealed cistern w.c., squared handbasin with splashback tiling.

## KITCHEN AND OPEN PLAN LIVING AREA

11.25m x 7.91m total (36'10" x 25'11" total)







## KITCHEN

The kitchen is surely the highlight of this large open plan living area - certainly the area the whole family and guests will congregate in. The kitchen area is set slightly higher than the living area and has views out through the two sets of large french doors into the garden beyond. Underfloor heating keeps the room ambient.

The bespoke oak kitchen has been designed by Great British Kitchens & Interiors and is set out to maximise the size of the room. Wall and floor units with marble worksurfaces line the back and side wall with a large island for hob cooking and preparation. Casual dining can be accommodated at the end of this island where there is seating for three. There is an unusual addition of a large pantry cupboard with marble cold shelf for the enthusiastic chef.

Integrated appliances are all top of the line and include: two Siemens fridge freezers, Miele microwave oven and grill, dishwasher, oven, Bora induction hob with central filter system. Integrated bins, Quooker tap for instant boiling water and phone/plug sockets inset to worksurfaces.

## OPEN PLAN LIVING AND DINING AREA

The hub of the home: a generous room with feature french windows to the rear (with remote control blinds on the french doors), however, the main focal point being a bespoke Modus 4 sided open fireplace, set in the middle of the room with external flue, silencer and granite surround - activated by remote control. A fitted media wall on one side and a drinks cabinet/bottle store built into the back wall - all in coordinating colours, Amtico flooring finishes this quality modern extension to the property.



### UTILITY

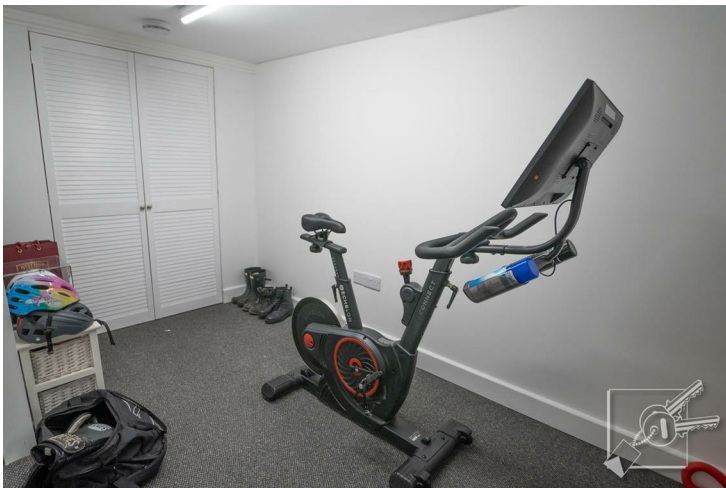
3.60m x 1.52m into alcove (11'9" x 4'11" into alcove)

Pantry shelving, washing machine and tumble dryer recessed to maximise the space in this useful area. Matching Oak cabinets and marble worktop. Double glazed door to the side access.

### GYM/OFFICE AREA

4.38m x 2.91m (14'4" x 9'6")

A fully functional cellar room, currently being used as a gym/office area with built in storage. Carpeted.



### STAIRCASE TO FIRST FLOOR

A carpeted staircase with feature stained glass window to side and landing with doors to all rooms and the top floor.

### MASTER SUITE

4.31m x 4.19m bedroom plus 2.70m x 1.53m (14'1" x 13'8" bedroom plus 8'10" x 5'0")

The Master bedroom with en-suite is located to the front of the property with large bay window, carpeted and with radiators.

Pocket doors into the stylish en-suite comprising a double shower unit with large vanity with storage and concealed cistern w.c. and marble tiled walls. Gold fittings make this a really attractive and fresh looking en-suite. Window to side provides natural light while ceiling spot lights give plenty of illumination at night. Heated towel rail.



### BEDROOM 2 WITH EN-SUITE

4.90m x 3.50m bedroom plus 2.69m x 1.43m (16'0" x 11'5" bedroom plus 8'9" x 4'8")

This large bedroom benefits from a large window overlooking the rear garden, is carpeted and has a further en-suite similar in design to the master, with double shower, vanity washbasin and concealed cistern w.c., marble tiled walls and gold finishings with tiled floor, heated towel rail.



### BEDROOM 3

4.16m x 3.44m (13'7" x 11'3")

Located at the rear of the property, next to the family bathroom is this double bedroom with views over the back garden.

Carpeted with radiator.





### FAMILY BATHROOM

3.27m x 2.95m (10'8" x 9'8")

This stylised bathroom will be a joy to use - set in a large space, with a modern bath, open double shower unit, bespoke vanity cabinet housing the marble sink, large mood light mirror with anti-steam function. Concealed cistern w.c., marble wall and floor tiles, spot lights and window to the side.

### BEDROOM 4

3.95 x 2.95 (12'11" x 9'8")

A double room located next to the family bathroom, with window to side, carpet, radiator.



### DRESSING ROOM/LOFT ROOM

6.93m (max) x 6.67m (max) (22'8" (max) x 21'10" (max))

Accessed through a lobby area on the first floor, via a full size staircase, : the Sellers currently use the space as a large dressing area, it could be used as a further bedroom and ensuite, as the options are endless with this large space - there are some areas that have restricted head height.

Door to concealed under eaves storage.

### GARDENS

A large patio for entertaining or keeping watch over the children: two wide staircases lead down to the lawned area of in excess of 100'. Enclosed by panelled fencing and large shrubs and trees, providing privacy. At the end of the garden is a covered seating area with slate roof and concrete base.



### AGENT'S NOTE

The owners have advised us of the following: There have been electricity cables laid for any gates that may be installed in the future to the front.

Electricity lines set for the rear open shed, laid on concrete base with slate roof: a space for outdoor entertaining.

There are outside plug sockets and water taps. The property also benefits from CCTV and is alarmed.

### UTILITIES

Mains gas, electricity and water





### LOCAL AUTHORITY

Gravesham Borough Council

Council Tax band G

2024/2025 £3646.52

### BROADBAND

Ultrafast broadband available up to 9000 Mbps - available from Virgin Media, Netomnia, Openreach

Ofcom reports EE, 3, o2 have limited mobile coverage for both voice and data indoors, Vodaphone have likely coverage.

Outdoor voice and data are available via all networks here.

Information supplied by Ofcom.




Information supplied by Ofcom.

### TENURE

Freehold



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	80
(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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