



Inis Coillte, Tanyard Hill,  
Shorne, DA12 3EN

£725,000



- Detached House
- 2 Bathrooms
- 2 Garages + In & Out Drive

- 3 Double Bedrooms
- 2 Reception rooms
- Large Mature Grounds



## Inis Coillte Tanyard Hill, Gravesend, , DA12 3EN



### LOCATION:

LOCATION, LOCATION, LOCATION: If you enjoy village life then consider this three bedroom detached house, which is situated in the heart of Shorne Village within a few minutes walk of the highly regarded Shorne Primary School and Shorne County Park. The famous Gads Hill private school is nearby, whilst there are other nursery, primary, secondary and grammar schools in the area making it an ideal location for families. There are local shops in close proximity where you can pick up your every day essentials, a hair salon, doctors surgery and a choice of village pubs where you can enjoy a pint or two over some traditional pub grub. The A2 with links to the M2, M20 and M25 is easily accessible car. The closest railway station would be in Higham or you could travel from Gravesend or Strood. Gravesend Town Centre is just a short car ride away, whilst the historic city of Rochester is also within easy access.

### DESCRIPTION:

If you are looking for a three bedroom detached family home with potential for extension and improvement, then you may have just found what you are looking for. Offered for sale with immediate vacant possession, the accommodation comprises a welcoming reception hall way, a 19' lounge with access into a conservatory, a separate dining room, a good size kitchen, ground floor shower room, three double bedrooms upstairs and a family bathroom. The house sits nicely back from the road and boasts a good size plot with gardens extending to the rear, side and front two garages and an in and out drive way. With some TLC and refurbishment this property could become your dream home.



#### **FRONTAGE:**

The house is approached by its own private in and out drive way. A large lawned area, various mature shrubs and bushes. Access to front door, integral garage and wrought iron gates each side of the property provide access to the rear of the premises.

#### **RECEPTION HALL:**

As you enter through the front door a spacious reception halls welcomes you into the property. Access to the principle rooms, carpet, radiator.

#### **LOUNGE:**

An ideal family size room with double glazed window to front and double glazed patio doors, leading into the conservatory.

#### **CONSERVATORY:**

An addition to the property, timber framed with double glazed windows to rear and door leading out to the rear garden, poly-carbonate roof. Access leading into:

#### **OFFICE:**

An ideal work from home office/hobbies room. Carpet, radiator, built in cupboard.

#### **DINING ROOM:**

Double glazed window to front, overlooking the front garden, carpet, radiator. A perfect space for family dining and entertaining guests for those who enjoy hosting parties.

#### **SHOWER ROOM:**

Double glazed window to side, part tiled walls, vinyl floor covering. Fitted with corner shower cubicle, vanity wash basin and low level w.c.

#### **KITCHEN:**

A spacious room with double glazed window to rear, vinyl floor, radiator, part tiled walls. Fitted with a range of limed oak style wall and base units, plenty of work surface space, built in cupboard, built in oven & hob, sink and drainer. Aluminium double glazed door to side, giving access out to garden.

#### **STAIRS/LANDING:**

Double glazed window to side, carpet, built in storage cupboard.

#### **BEDROOM 1:**

Double glazed dormer window to front, window to side, carpet radiator, built in walk in dressing room.

#### **BEDROOM 2:**

Double glazed window to front and side, carpet, built in wardrobes.

#### **BEDROOM 3:**

A double room with double glazed window to rear, carpet, radiator, walk in airing/storage cupboard.

#### **BATHROOM:**

A sizeable bathroom complete with matching low level w.c., pedestal hand basin and bath with mixer taps. Separate shower cubicle. Vinyl flooring, tiled walls. Radiator with towel rail. Frosted double glazed window facing the rear.

#### **GARDEN:**

Expansive gardens wrap around the property extending from the front, side and rear. Mostly laid to lawn with mature shrubs trees and bushes.

#### **INTEGRAL GARAGE:**

A large integral garage accessed via an up and over door, boiler for hot water and central heating , curtesy door to side.





**DETACHED GARAGE:**

Up and over door, curtesy door to garden, window to rear, Inspection pit.

**SERVICES:**

Gas, Electric, Mains Water, Mains Drainage.

**TENURE:**

Freehold

**LOCAL AUTHORITY:**

Gravesham Borough Council

Council Tax Band F - £3215.65

**BROADBAND/MOBILE NETWORKS:**

**BROADBAND:** We understand Openreach & Trooli are the main networks for this area and they supply standard, superfast and ultrafast services. You may be able to obtain broadband service from the following Fixed Wireless Access providers covering this area: EE

**MOBILE:** 5G is predicted to be available around your location from the following providers O2, Vodafone. Please note that this predicted 5G coverage is for outdoors only.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>78</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</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

Ground Floor



First Floor



184 Parrock Street  
Gravesend  
Kent  
DA12 1EN

www.sealeys.co.uk  
Email: sales@sealeys.co.uk  
Tel: 01474 369368



Agents Note: Whilst every care has been taken to prepare these marketing particulars, they are for guidance purposes only. These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Interested parties must satisfy themselves by inspection or otherwise as to the correctness of them. Floor plans are not to scale and are for illustration purposes only. Any equipment, fixtures and fittings or any item referred to have not been tested unless specifically stated.