



**Connells**

Rougemont  
Kings Hill West Malling



## Property Description

This simply stunning one-off detached house should be right at the top of your must view list! Built by the esteemed Turnbull Homes this property has been further enhanced by the current owners and is now the perfect family home!

The current owners have converted the double garage to make a stunning 35ft open plan living area on the ground floor with two sets bi-fold doors that open into the garden. The high end kitchen has a range of integral appliances as well as a central island making this room the perfect place for entertaining. The original kitchen has been converted into a sizeable utility room with an additional oven as well as space for an American style fridge / freezer. Also on the ground floor is home office perfect for anyone who needs to work from home as well as a downstairs toilet.

On the first floor you will find the generously proportioned lounge which being double aspect allows light to flood in giving you a real sense of space! Bedroom one is next up which benefits from having its own walk in wardrobe as well as en-suite with a walk in double shower cubicle. The double aspect second bedroom is also on the first floor which again has a walk in wardrobe and en-suite with a walk in double shower. On the second floor you find bedrooms three & four both of which are double rooms and have built in wardrobe space as well as the family bathroom. Outside the private rear garden has also been overhauled by the current owners, directly out of the bi-fold doors

## Entrance Hall

karndeian vinyl flooring, Windows the side with wooden shutters, Under Floor Heating.

## Cloakroom

6' 8" x 3' 2" ( 2.03m x 0.97m )

Toilet, Sink Basin

## Office

13' 3" x 6' ( 4.04m x 1.83m )

Carpet, Usb Ports

## Open Plan Living Area

35' 11" x 13' 1" ( 10.95m x 3.99m )

Kardeian Vinyl Flooring, Under Floor Heating, Bi- Folds To The Rear, German Kitchen With Integrated Sieman Ceramic 5 Ring Hob, Integrated Sieman High Level Microwave, Integrated Sieman High Level Oven With Warming Draw, Integrated Sieman Dishwasher, Integrated Sieman Fridge/ Freezer, Bio Fuel Ribon Effect Fire Place, Usb Sockets, Sunk In Spotlights.

## Utility

6' 4" x 20' 7" ( 1.93m x 6.27m )

Sieman High Level Oven, Integrated Sieman Dishwasher. Kardeian Vinyl Flooring, Under Floor Heating, Floor Level Units, Space For American Fridge Freezer, Space For A Washing Machine In Cupboard.

## First Floor Landing

## Lounge

19' 1" x 15' 8" ( 5.82m x 4.78m )

Carpet, Dual Aspect Windows, Wooden Shutters, Bio Fuel Ribon Effect Fire Place.

## Bedroom One

15' 9" x 12' 1" ( 4.80m x 3.68m )

Carpet, Bay Window To The Rear, Wooden Shutters.

## En-Suite

7' 2" x 7' 1" ( 2.18m x 2.16m )

Privacy Window To Rear, Large Shower, Sink Basin, Toilet, Kardean Flooring.

## Walk In Wardrobe

7' 10" x 5' 5" ( 2.39m x 1.65m )

Carpet, Fitted Shelves And Poles.

## Bedroom Two

13' 3" x 10' 11" ( 4.04m x 3.33m )

Carpet, Window To The Front, Wooden Shutters.

## En-Suite

5' 5" x 7' 1" ( 1.65m x 2.16m )

Privacy Window To Front, Large Shower, Sink Basin, Toilet, Kardean Flooring.

## Walk In Wardrobe

5' 6" x 6' 1" ( 1.68m x 1.85m )

Carpet, Fitted Shelves And Poles.

## Second Floor Landing

## Bedroom Three

13' 4" x 14' 6" ( 4.06m x 4.42m )

Carpet, Windows To The Front, Wooden Shutters, Fitted Wardrobes.

## Bathroom Four

11' 2" x 12' 9" ( 3.40m x 3.89m )

Carpet, Windows To Rear, Fitted Wardrobes, Door Way To Loft Space.

## Family Bathroom

5' 11" x 8' 6" ( 1.80m x 2.59m )

Kardean Flooring,Bath, Sink Basin, Toilet, Towel Rail, Mirrored Bathroom Wall Storage Cupboard.

## Loft Room Area

Window To The Side, Potential To Convert Into A 5th Bedroom.

## Outside

## Rear Garden

## Double Width Driveway

## Off Road Parking









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: B**

Tenure: Freehold

**view this property online [connells.co.uk/Property/WML101867](http://connells.co.uk/Property/WML101867)**



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