



Williams Place | Holborough Lakes | ME6 5GZ

FOR SALE



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1765 SQFT

STUART REYNOLDS

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As one of the largest design of homes built by the Berkeley Group within Holborough Lakes, this substantial double fronted detached home offers a monumental level of space that caters for even the largest of families.

Coming in at just under 1800 square feet, this stunning property boasts versatile accommodation across three floors to be used as required. From the spacious entrance hall, the open plan kitchen / dining room makes for an ideal social space to host with friends and family. Having a separate utility area helps to keep the usual noisy appliances out of sight for such occasions. There are two further reception rooms with a formal living room overlooking the rear garden and across from the cloakroom is an office / study which is currently dressed and being used as a guest room. Upstairs, the master bedroom boasts not only a walk through dressing area but also enjoys private, ensuite facilities. There are a further two double bedrooms, ensuite shower room and family bathroom on the first floor plus another two double bedrooms on the second floor, completing the internal layout.

Heading outside, the rear garden is an exceptional size for recently built modern home and enjoys a sunny position as it moves from East to South. To the bottom of the garden is a private driveway and 16ft garage.

Located within Holborough Lakes, this very popular lakeside development is a no through estate which provides a number of onsite facilities to include a village hall, crèche, residents gymnasium and a primary school managed by the Valley Invicta Academies Trust. For those that love the outdoors there are vast landscaped areas, waterside paths around the lake and activity trail. Access to A roads provide superb, nearby links to either the M2 and M20 motorways plus there is a train station in neighbouring Snodland.



Ground Floor

Entrance Hallway (with two handy storage cupboards)

Cloakroom

Living Room - 18'9 x 11'5

Home Office/Study - 9'1 x 8'4

Kitchen/Dining Room - 24'6 max x 8'10

Utility Room

First Floor

Landing

Master Bedroom - 14'2 max x 11'2

Walk Through Dressing Area

Ensuite Shower Room

Bedroom 2 - 11'7 x 11'6

Ensuite Shower Room

Bedroom 3 - 11'8 max x 10'9

Bathroom

Second Floor

Landing (with further built in storage)

Bedroom 4 - 13'2 x 11'8

Bedroom 5 - 13'2 x 9'1

Exterior

Spacious Private Garden - South

Easterly facing

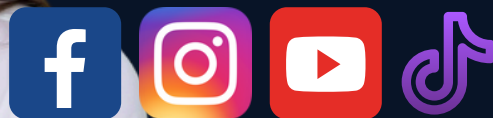
Driveway

Garage





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