



3 FROBISHER WAY

GRAVESEND, DA12 4QY

£450,000
FREEHOLD

This beautifully presented FAMILY home must be on your viewing list! EXTENDED to provide three DOUBLE bedrooms with fourth room in loft and TONNES of living space including CONSERVATORY. SUMMER HOUSE in rear Garden and PARKING for multiple cars.

TEMPLE WHARF
PROPERTY CONSULTANTS

3 FROBISHER WAY

- Extended End Terrace House • Three Double Bedrooms • Fourth Loft Room • Plenty of Living Space • Downstairs WC • Large Family Bathroom • Conservatory • Summer House • Beautifully Presented • Ample Parking



This wonderful family home has a fantastic welcoming feel, giving you instant calm. You step into a large entrance vestibule, offering plenty of storage for coats and shoes with space for pushchairs with sleeping babies. The handy downstairs WC can be found here.

The open plan living space, measuring a fantastic 30ft, gives the whole family room to be together but space to spread out. Flooded with light from the conservatory to the rear and huge windows to the front, with distinct lounge and dining areas, wonderful real wood flooring and feature fire place. The modern high gloss kitchen with built-in eye-level, brand new, self-cleaning oven, built-in, brand new, dishwasher, built-in tumble dryer, induction hob, kick space heating and gorgeous ceramic flooring.

Upstairs there are three double bedrooms, all beautifully presented. The third bedroom boasts a huge bank of wardrobes which will remain and its unusual shape still fits a large double bed as well as having a dressing area. There is a wonderful loft room with dual aspect Velux windows and built-in wardrobe that is currently used as a bedroom accessed via a ladder. It would be very easy to install stairs here with no planning permission required.

The bathroom finishes the second floor and wow what a finish! Fully tiled with lots of modern storage space and the separate shower cubicle and large bath will please all the family members weather they're a shower fan or love a long relaxing bath.

Outside to the rear, there's a large paved patio area for your garden furniture and the bbq as well as a lawned area to play on. The garden also boasts an insulated summer house with power and light that has gone from teenagers pad to grandchildren's play room but could

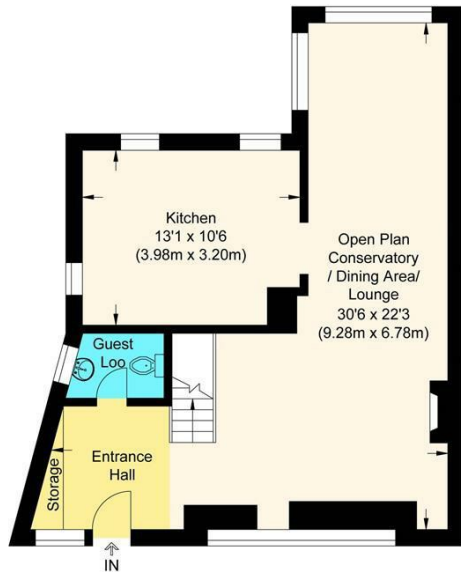
easily be an office, studio or salon as the garden has pedestrian side access. To the front, there's ample parking for multiple cars.

Further benefits include a full alarm system, 16, outright owned, solar panels and 4 year old boiler.

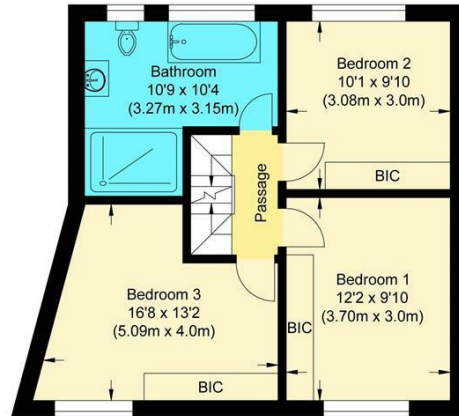


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

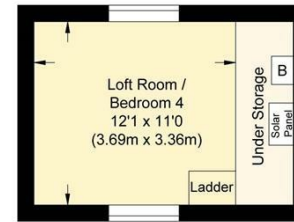
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Ground Floor



First Floor



Loft Floor

Approximate Gross Internal Floor Area : 137.50 sq m / 1480.03 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.



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