



A thoughtfully extended four bedroom semi detached family home, situated in a popular part of Kemsing village within easy reach of doorstep walks at the foot of the picturesque North Downs, as well as a range of amenities including the local parade of shops, village school and an easily accessible shortcut providing access to Otford mainline rail station with excellent links to both London Charing Cross and Victoria. A wider array of all shopping, social and leisure facilities can be found in the neighbouring town of Sevenoaks, including beautiful Knole Park.

The well planned and generously proportioned accommodation totals in excess of 1400 sqft and is considered to be exceptionally well presented throughout, currently comprising a welcoming entrance hall, extended sitting room to the front as well as a substantially extended family room / dining room which shares a social open plan relationship with the superb fitted kitchen and four piece bi-fold doors leading directly to the garden at the rear. To the first floor there are three bedrooms and the modernised family bathroom, while to the second floor the converted loft provides a spacious master bedroom with plenty of built in storage and luxuriously appointed en-suite shower facility. Additional benefits include hard standing to the front enough for two cars as well as a beautifully shown and tended rear garden with full width sun terrace. Your internal viewing comes highly recommended in order to fully appreciate all this comprehensive family home has to offer.

9 Nightingale Road

Kemsing, Kent, TN15 6RU Freehold



Guide Price £595,000

ENTRANCE HALL

Welcoming entrance hall has double glazed front entrance door, period style radiator, attractive laminate wood flooring, inset downlighting, stairs to first floor landing with extensive multi-compartmental under stairs storage space. Doors off.

GROUND FLOOR WC

Modern ground floor cloakroom has double glazed window to front complete with bespoke window shutter, heated towel rail, inset downlighting, slate effect tiled flooring and half tiled walls in attractive brick bond design. White suite comprises close coupled WC and wash basin with storage beneath.

SITTING ROOM

Extended to the front of the property, the sitting room is dual aspect with twin bayed windows to front as well as further double glazed window to side, each with bespoke window shutters, pendant lighting, attractive wood laminate flooring.

FAMILY ROOM / DINING ROOM / KITCHEN

Thoughtfully extended and remodeled, the rear of the property now provides a open plan triple function room, complete with family area, dining area and a comprehensive fitted kitchen. This superb space has four piece bi-folding doors across the rear of the property creating a social relationship between the interior and external sun terrace.

FAMILY / DINING SPACE: A social open plan reception space running the full depth of this room receiving light from the double glazed side window (with bespoke window shutters) as well as from the bi-fold doors to the rear. Contemporary style tall radiator, attractive wood flooring, TV point and an ornate fireplace surround with inset feature wood burner stove as the focal point of the reception area. Inset down lighting as well as pendant lighting over the substantial central island unit which separates the kitchen space from the reception space.

FITTED KITCHEN: In conjunction with the open plan reception space, the extensive kitchen area creates genuine wow factor and has inset downlighting, tiled flooring (underfloor heated), localised mosaic wall tiling and an extensive series of matching wall and base units, set with contrasting work surface tops. There is space and plumbing for all appliances, both integrated and freestanding including the American style fridge freezer, and range style oven with overhead extractor.. The substantial central island unit boasts additional storage base units, matching worksurface with inset sink unit, open ended storage space with wine rack and breakfast bar lip.

FIRST FLOOR LANDING

The first floor landing has double glazed window to front, fitted carpet, doors to all first floor rooms and a staircase ascending to the second floor.

BEDROOM TWO

Double bedroom with double glazed window to rear providing delightful aspect over the garden, coved ceiling, fitted carpet and pendant light.

BEDROOM THREE

Double bedroom with double glazed window to rear providing delightful aspect over the garden, fitted carpet and pendant light.

BEDROOM FOUR

Single bedroom has double glazed window to front and fitted carpet.

FAMILY BATHROOM

Modernised family bathroom has double glazed window to front, heated towel rail, tiled flooring with fully tiled walls to compliment. White suite comprises tile sided bathtub with overhead shower attachment and screen, close coupled WC and wash hand basin

SECOND FLOOR LANDING

Flooded with natural light thanks to the skylight window as well as the twin Velux style roof windows as the staircase ascends to the second floor. Attractive wood effect flooring, door to usefully spacious walk in storage area and door to the master bedroom suite.

MASTER BEDROOM

Generously proportioned master bedroom is dual aspect with twin Velux style roof windows to the front elevation, as well as large rear facing window with glazed Juliet balcony providing a delightful rearward aspect. Radiator, inset downlighting, continuation of attractive wood effect flooring and multiple doors providing access to built in wardrobe storage, door also to en-suite shower room.

EN-SUITE SHOWER ROOM

Spacious and contemporary, the en-suite shower room has opaque double glazed window to rear, inset downlighting, tiled floor and fully tiled walls with marble effect, white suite comprising oversized step in shower cubicle with both rain-forest shower head and separate hand held attachment, close coupled WC and "floating" wash basin with integrated storage.

FRONTAGE

To the front of the property there is hard standing enough for two cars side by side

REAR GARDEN

The delightful rear garden is a genuine selling feature of the property given its sunny aspect. There is an initial full width patio sun terrace, which provides an ideal space for sitting out on and entertaining with a few steps leading down to the lawned garden area, which is set within a neatly fenced perimeter with flower and shrub borders providing colour and definition. There is also a further decked seating area with feature gazebo over. A doorway from the garden also leads to the storage garage (which also has access to the front and the driveway which is shared with the left hand neighbour).

ADDITIONAL INFORMATION

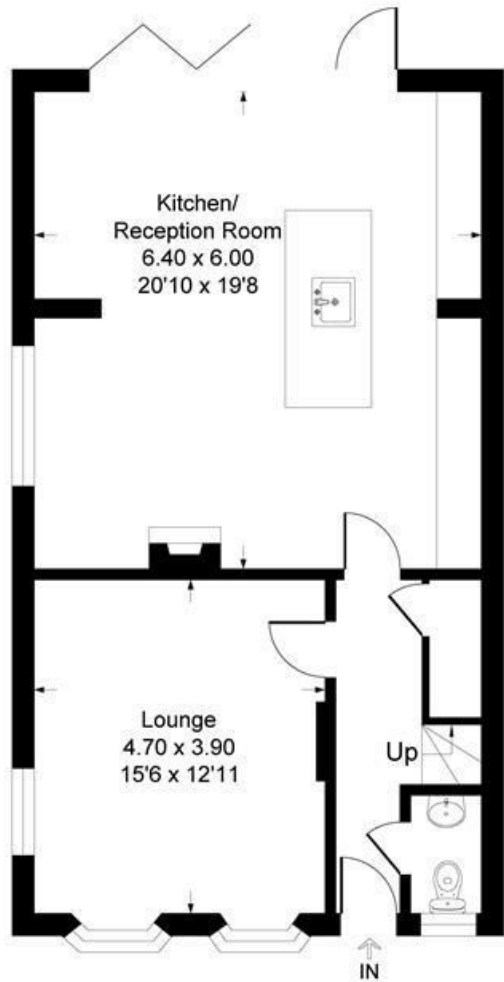
The Property Is Freehold
Council Tax Band E



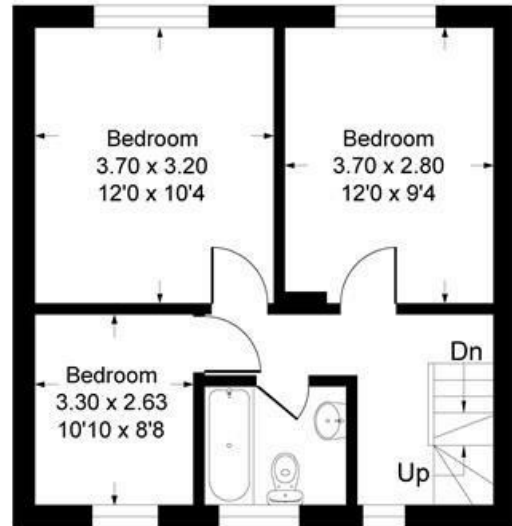


Nightingale Road

Approximate Gross Internal Area
132.1 sq m / 1422 sq ft



Ground Floor



First Floor



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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