



Connells

Marchant Grove
Faversham



Property Description

Set along a private road on the edge of the Faversham town sits this beautifully presented, three bedroom home. Built in 2021 it is ready to move into and is being sold with the remainder of its NHBC warranty.

The home opens through a light hallway with a cloakroom leading through to the modern fitted kitchen. The kitchen comes complete with integrated appliances and a newly installed breakfast bar. There is a lovely lounge area with open fire place, brick surround and oak mantle housing a log burner. Double doors overlook the rear garden which provides a great space for entertaining in the warmer months.

To the first floor, there is a main double bedroom with en suite shower room, two further bedrooms and a family bathroom with matching suite of bath with a shower over, WC and wash hand basin.

The home is accessed from the main road through a well maintained, private driveway with access only to the homes within Marchant Grove. There is off road parking available for this property along with a car barn and gated side access to the house. The garden area comprises a spacious patio, large storage space doubling as a utility room, lawn and further seating area to take advantage of the sun in the summer months.

Disclosure of Interest.

Under the terms of the Estate Agents Act 1979 (section 21) please note that the vendor of this property has a family relationship with an employee of the Connells Group.



Accommodation

Entrance Hall

Front Doors. Stairs to first floor with understairs cupboard. Under floor heating. Carpet.

Cloakroom

Window. WC, washbasin in vanity unit. Underfloor heating.

Lounge

15' 8" x 12' 10" (4.78m x 3.91m)

Double doors to garden. Brick fireplace with oak mantle and wood burning stove. Under floor heating.

Kitchen

11' 10" x 8' 10" (3.61m x 2.69m)

Window. Fitted kitchen with wall & base units, sink/drainer worksurfaces. Integrated fridge/freezer, washing machine and dishwasher. Electric oven, electric hob and extractor fan. Breakfast bar.

First Floor Landing

Storage cupboard. loft hatch and carpet.

Bedroom One

15' 8" max x 13' 2" max (4.78m max x 4.01m max)

Irregular shaped room, two windows . Storage cupboard built in.

En Suite Shower Room

Suite of WC, washbasin in vanity unit and shower cubicle.. Tiled floor. Part tiled walls. Towel rail.

Bedroom Two

10' 3" x 8' 5" plus door alcove (3.12m x 2.57m plus door alcove)

Window, Radiator. Carpet.

Bedroom Three

13' 1" x 6' 10" max (3.99m x 2.08m max)

Window, radiator. Carpet. Two double fitted wardrobes.

Bathroom

Window. Suite of WC, washbasin in vanity unit and bath with shower over.

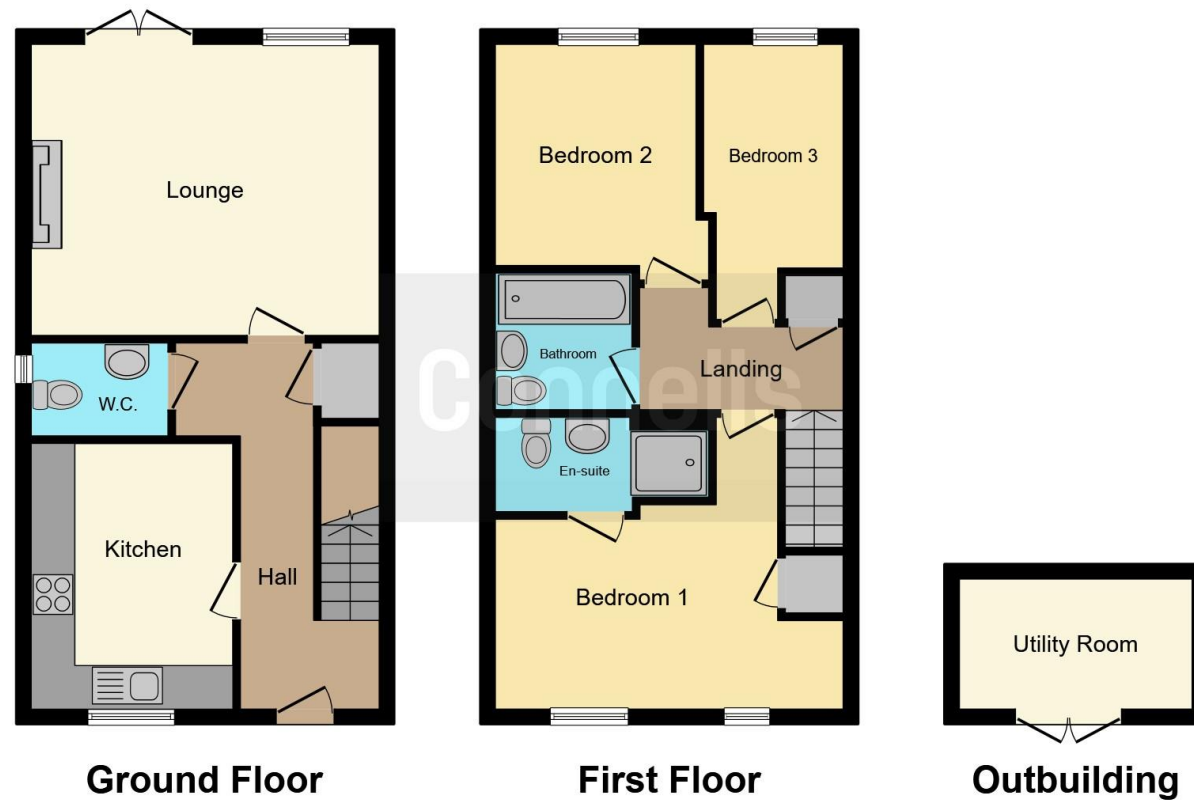
Outside

To the front there is a path leading to the property, lawned area and hedge row. There is side access leading to the rear garden which is mainly laid to lawn, with separate patio and decked areas. Secure wooden shed. There is a car port to rear with oak frame and one parking space. There is also separate visitor parking.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: B

Tenure: Freehold

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