



Connells

Brickearth Mews  
Faversham





### Property Description

A beautifully presented, modern home ideal for a growing family set in a popular development. The property was built in 2021 and is sold with the remainder of the NHBC warranty. The home has been very well maintained throughout, is ready to move in to and provides a generous amount of living space throughout.

Accommodation is spread over two floors comprising a spacious lounge, open plan kitchen dining room with modern fittings and including integrated white goods including fridge freezer, dishwasher, oven and hob. There are double doors overlooking the substantial rear garden mostly laid to lawn with patio area and side access. There is a separate utility room from the kitchen with washing machine, work surface and storage. The floor is completed with a downstairs cloakroom and storage under the stairs.

To the first floor there three bedrooms, the main bedroom boasting an en suite shower room with shower, WC and wash hand basin. There is a modern bathroom with bath, shower over, WC and wash hand basin.

The home also boasts off road parking with two allocated parking spaces to the front of the property along with communal and easy on road parking within the locality. Viewings are highly recommended so please call our office to book your appointment.

## Accommodation

### Entrance Hall

Entrance door to front, stairs to first floor with cupboard underneath. Laminated floor. Radiator.

### Cloakroom

WC, washbasin, radiator. Laminated floor.

### Lounge

14' 2" x 11' 1" ( 4.32m x 3.38m )

Triple windows with blinds. Two radiators. Carpet.

### Kitchen / Diner

17' 8" x 11' 5" ( 5.38m x 3.48m )

Double doors to garden. Window. Fitted kitchen with wall & base units, sink/drainer/ Dishwasher, Fridge/freezer, washing machine. Boiler. Gas hob, electric oven, extractor fan. Breakfast bar. Radiator. Laminated floor.

### Utility Room

Window, base units, work surface, sink/drainer. Radiator. Laminated floor.

### First Floor Landing

Carpet, loft hatch access. Cupboard.

### Bedroom One

13' 5" x 10' 9" ( 4.09m x 3.28m )

Window, Carpet, Radiator.

### En Suite

Window. Suite of WC, washbasin and shower cubicle. Towel rail. Laminated floor.

### Bedroom Two

10' 9" x 9' ( 3.28m x 2.74m )

Window. Carpet. Radiator. Built in clothes storage

### Bedroom Three

11' 8" x 7' ( 3.56m x 2.13m )

Window. Carpet. Radiator. Built in cupboard and rails.

### Bathroom

Suite of WC, washbasin and bath with shower over. Laminated floor. Towel rail.

### Outside

The rear garden is mainly laid to lawn, patio, wooden shed, Fenced to all sides, side access.















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](http://www.focalagent.com)

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**EPC Rating: B**

Tenure: Freehold

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