



**Connells**

Russett Lane  
Faversham





Sold within the sought after Perry Court development on the edge of Faversham town, this executive style family home is one of a small selection of this type of build. Positioned on a corner plot overlooking greenery to the side of the development, the property also enjoys off road parking for two cars in tandem, garage and visitor parking bays on the doorstep.

Through the front door, you are greeted in a light hallway with doors leading to the open plan kitchen/diner, lounge, study and downstairs cloakroom. A bay window with shutters to the front and double doors to the rear provides plenty of natural light over the modern fitted kitchen with integral appliances, plenty of work surface area and matching units. There is a separate utility room with extra units, integrated washing machine, space for tumble dryer and secondary rear door.

The living room enjoys a triple aspect including double doors overlooking the garden. There is also a study room that could be used as a fifth bedroom if necessary. To the first floor are four double bedrooms, the main bedroom enjoying built in wardrobe space and en suite shower room. There is a family bathroom with panel bath, WC, wash hand basin and separate large shower cubicle to finish off the home.

A generous rear garden provides a lawn area, raised patio areas with raised planters and rear gated access to the parking and garage area.



## Entrance Hall

Door to front. Stairs to first floor. Laminated flooring. Radiator.

## Cloakroom

Window with shutters. WC, washbasin and radiator. Part tiled.

## Kitchen/Dining Room

21' 2" x 12' 5" ( 6.45m x 3.78m )

Bay window with shutters to front. Open plan to a modern fitted kitchen with wall & base units. One and a half bowl sink, work surfaces. Integrated appliances to include fridge/freezer, dishwasher, oven, electric hob, extractor fan, two radiators. Boiler. Laminated flooring. Two radiators. Double doors with fitted blinds to the rear garden.

## Utility Room

6' 9" x 5' 9" ( 2.06m x 1.75m )

Wall & base units, work surface and sink. Integrated washing machine and space for tumble dryer. Radiator. Laminated flooring. Rear door.

## Lounge

18' max x 11' 9" max ( 5.49m max x 3.58m max )

Dual aspect window to rear and side and double doors all with shutters. Laminated flooring. Two radiators.

## Study

9' 5" x 8' 1" ( 2.87m x 2.46m )

Window to front with shutters. Laminated flooring. Radiator.

## First Floor Landing

Storage cupboard. Carpet. Radiator. Access to loft.

## Bedroom One

11' 8" x 10' 9" ( 3.56m x 3.28m )

Two windows with shutters. Air con unit. Carpet. Plus

## Built In Wardrobes

7' 3" x 3' 2" ( 2.21m x 0.97m )

## En Suite Shower Room

Window with shutters. Suite of: WC, washbasin, and large shower cubicle. Heated towel rail. Part tiled.

## Bedroom Two

17' 1" x 9' 2" ( 5.21m x 2.79m )

Two windows with shutters. Carpet. Radiator. Wardrobes.

## Bedroom Three

11' 8" x 10' 9" ( 3.56m x 3.28m )

Window with shutters. Radiator. Carpet. Fitted wardrobe.

## Bedroom Four

12' 8" max x 8' 4" max ( 3.86m max x 2.54m max )

Two windows with shutters. Carpet. Storage Cupboard.

## Bathroom

Window with shutters. Suite of WC, washbasin and panel bath. Separate double shower cubicle. Part tiled. Heated towel rail.

## Outside

The rear garden is mainly laid to lawn with raised flower beds. Two patio areas. Bin store.

## Garage

16' 11" x 9' ( 5.16m x 2.74m )

Up and over door. Driveway for two cars.

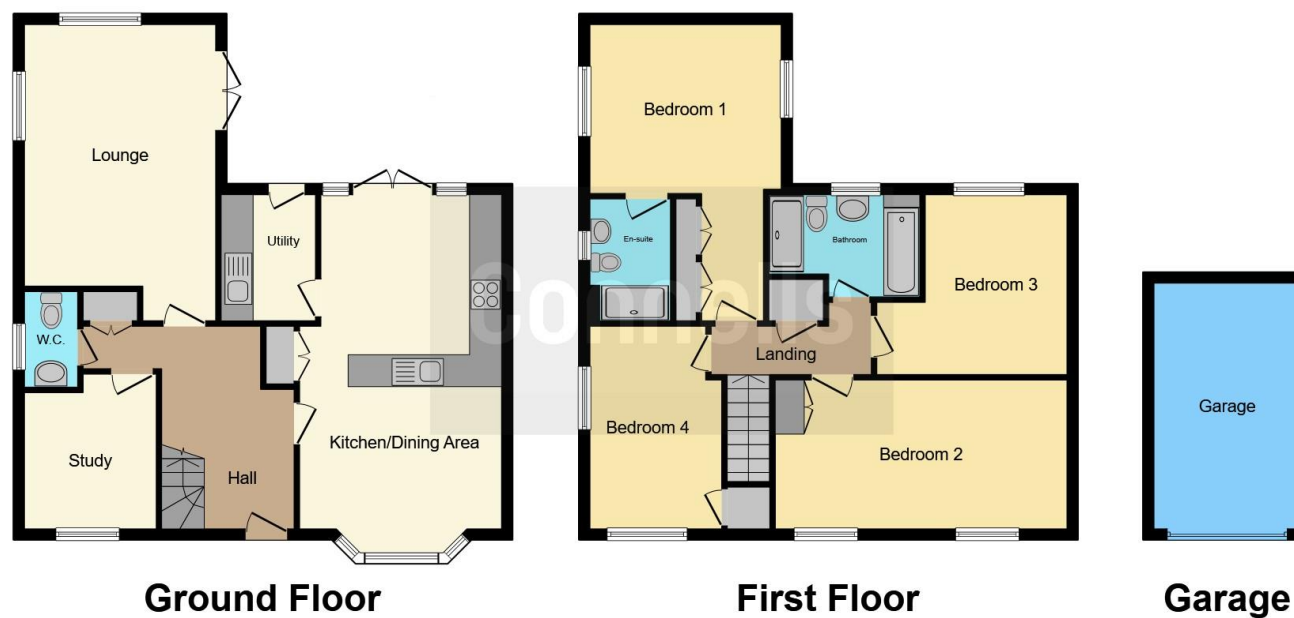












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**EPC Rating: B**

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Tenure: Freehold



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