



Total area: approx. 162.5 sq. metres (1749.6 sq. feet)



## Kinbury, Norsted Lane | Pratts Bottom | BR6

Guide Price £800,000 - £825,000

- 🏡 Detached residence
- 🏡 Semi-rural location
- 🏡 South-easterly facing garden
- 🏡 4 bedrooms
- 🏡 2 bathrooms
- 🏡 3 reception rooms
- 🏡 Large driveway for multiple vehicles
- 🏡 Garage





Kenton are delighted to present to the market this charming detached family residence, situated in a picturesque semi-rural location. The property has been extended and the loft converted for the accommodation to now comprise; a spacious lounge to the centre of the property, opening on to a good size kitchen/diner with bi-folding internal doors onto a cosy sitting room which in turn, leads to a decked balcony overlooking stunning Kentish countryside. To add to the ground floor accommodation, there is a study, downstairs bedroom benefitting from ample fitted storage and also a generously sized family bathroom featuring a traditional roll-top bath. As mentioned, the loft has been converted to make way for 3 reasonably sized bedrooms (2 doubles and one single room) all of which have built in storage or access to eaves, as well as a shower room.

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## Kinbury Norsted Lane, Pratts Bottom, BR6



### Entrance Hall

Stable-style front door, staircase to first floor, wood flooring.

### W.C.

2'10" x 4'8" (0.87m x 1.41m)

Low-level WC, wash hand basin, extractor fan, wood flooring.

### Living Room

19'10" x 13'5" (6.04m x 4.08m)

Multi-pane double doors from the entrance hall, double glazed multi-pane doors to the rear garden with double glazed side window panels, feature fireplace with brick surround, radiator, fitted carpet. Multi-pane double doors on to;

### Kitchen/Diner

24'7" x 9'5" (7.49m x 2.87m)

Triple aspect with double glazed windows to both sides and the rear, wooden stable-style door to the side, range of matching wall and base units, cupboards and drawers, ceramic sink unit with mixer tap, extensive woodblock worksurfaces plus a breakfasting bar, splashback tiling, space for an AGA oven, space for an American-style fridge freezer, integrated dishwasher, radiator, ceramic tiled flooring. Double bi-folding doors on to;

### Sitting Room

10'7" x 9'5" (3.23m x 2.88m)

Double glazed multi-pane doors to the front opening onto a decking area, wall-mounted fuse box, radiator, wood flooring.

### Study

7'10" x 9'10" (2.38m x 3.00m)

Double glazed window to the rear, access to loft space, radiator, fitted carpet.

### Bedroom 2

10'5" x 11'11" onto wardrobes (3.18m x 3.62m onto wardrobes)

Double glazed window to the front, range of wall-to-wall fitted wardrobes, overhead storage and drawers, radiator, wood flooring.

### Bathroom

13'9" x 7'1" (4.19m x 2.17m)

Double glazed frosted window to the side, freestanding rolltop bath, large shower cubicle with rainforest showerhead, WC, wash hand basin, heated towel rail, two understairs storage cupboards (one of which has plumbing for washing machine), extractor fan, part-tiled walls, tiled flooring.

### Landing

Double aspect with double glazed windows to the rear and side, access to eaves storage, fitted carpet.

### Bedroom 1

14'2" x 8'6" onto cupboards (4.33m x 2.60m onto cupboards) Double glazed window to the side, range of built-in cupboards and drawers, air conditioning unit, radiator, fitted carpets. Please note, there is some restricted ceiling height in this room.

### Bedroom 3

9'1" x 12'4" (2.76m x 3.77m)

Double glazed window to the side, range of cupboards and shelves built into the eaves space, air conditioning unit, radiator, fitted carpet.

### Bedroom 4

8'5" x 8'10" (2.56m x 2.68m)

Double glazed window to the front, access to eaves storage, radiator, fitted carpet.

### Shower Room

2'6" x 8'9" (0.77m x 2.66m)

Double glazed window to the rear, shower cubicle, low-level WC, wash hand basin, radiator, tiled flooring.

### Rear Garden

South-easterly facing, with paved patio area, steps up to traditional lawn with mature shrubs and flowerbeds, 3 wooden sheds, water tap, side access, access to store room and in turn, the garage.

### Store Room

10'6" x 8'1" (3.20m x 2.46m)

Power and light, door into garage.

### Garage

17'9" x 8'1" (5.41m x 2.46m)

Light, up and over door.

### Driveway

Wooden gate and fencing to front, parking for multiple vehicles, charging point for electric car, traditional lawn, overlooking country fields.



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