

Your Wisest Move

# WISDOM ESTATES

Independent Estate Agents



**Lakeside Living...**  
**Ellingham View, Dartford**

**Guide Price £450,000 - £475,000**  
**FREEHOLD**

Chain-Free! Located in the highly-sought after Ellingham View 'Waterside Development' and directly overlooking the lake is this remarkable 4 Bedroom Family-Home. The property offers a perfect blend of modern living and benefits from spacious rooms, picturesque views, a downstairs cloak-room, en-suite, and 2 allocated parking. Nearby amenities and travel links are all within easy reach. EPC Rating 85 B

**FEATURES INCLUDE:**

- 4 Bedroom Family-Home**
- 2 Allocated Parking Spaces**
- Chain-Free**
- Stunning Views of the Lake**
- Downstairs W/C & En-Suite**
- Nearby Shops & Schools**

REF: 11381

**01322 272 144**  
**www.Wisdom-Estates.co.uk**

**ENTRANCE HALL** As you enter through the double-glazed feature front door of this delightful family home, you will immediately be impressed by the space and comfort which is on offer throughout. Comprising of a wall-mounted radiator, stairs to the first floor landing (with under-stair storage), and a fitted carpet laid throughout.

**KITCHEN / DINER 15' 3" x 9' 8" (4.65m x 2.95m)** The Kitchen/ Diner utilises space well due to its smart and efficient design. Boasting a large double-glazed window to front which provides plentiful natural light and views across the lake, the Kitchen is further complimented by an array of matching wall and base units (with worktops over), a sink and drainer unit, alongside integrated appliances to include; a fridge freezer, a washing-machine, a dish-washer, and electric oven with 5 ring gas hob. There is ample space for dining.

**LIVING ROOM 16' 8" x 10' 3" (5.08m x 3.12m)** The Living Room is the ideal space in which to sit back, relax and unwind of an evening. A large double-glazed window, and double glazed patio doors to rear allows the room to be filled with natural light, whilst a wall-mounted radiator and fully carpeted flooring provide the warmth and comfort.

**DOWNSTAIRS CLOAKROOM** The very useful Downstairs-Cloakroom benefits from a double-glazed window to the front, a low-level W/C, a hand-wash basin, a wall-mounted radiator, and wood laminate flooring.

**FIRST FLOOR LANDING** The First Floor landing comprises a fitted carpet, and stairs leading to the top-floor landing.

**BEDROOM TWO 12' 1" x 9' 8" (3.68m x 2.95m)** Bedroom Two is a good size double and boasts a large double-glazed window to front (overlooking the lake), a wall-mounted radiator, and a fitted carpet.

**BEDROOM THREE 13' 6" x 9' 8" (4.11m x 2.95m)** Bedroom Three is another double and comprises a double-glazed window to rear, a wall-mounted radiator, and a fitted carpet.

**BEDROOM FOUR 10' 3" x 6' 9" (3.12m x 2.06m)** The Fourth bedroom benefits from a double-glazed window to the rear, a wall-mounted radiator and a fitted carpet.

**BATHROOM** The Family-Bathroom is sleek and stylish and encompasses a double-glazed window to front, a heated towel-rail, as well as a 3 piece-suite comprising; a low-level W/C, a hand-wash basin, and a bath with wall-mounted shower. Part-tiled walls and fully-tiled flooring allows for effortless upkeep.

**TOP-FLOOR LANDING** The Top Floor Landing provides access to the Master bedroom and comprises a fitted carpet.

**MASTER BEDROOM 16' 10" x 11' 1" (5.13m x 3.38m)** The Master Bedroom is equipped to meet all your needs, and offers great space and comfort throughout. Benefiting from a large double-glazed window to front offering scenic views across the lake, a double-glazed 'Velux' window to the rear, two wall-mounted radiators, a sumptuous fitted carpet, and direct access to the adjoining en-suite.

**EN-SUITE** A real bonus to this family-home is the en-suite. Encompassing a double-glazed 'Velux' window to rear, a low-level W/C, a hand-wash basin, a heated towel rail and a walk-in shower. Easy cleaning is ensured by the part-tiled walls and fully-tiled flooring.

**GARDEN** Well-presented and offering low-maintenance, the Rear Garden compliments this property and provides an outside space for the whole family to enjoy. Gated side access leads directly out to the allocated parking.

**PARKING** There is allocated parking for two cars within close proximity to the property.





**Important Note**

We have not tested any services or appliances at this property. We strongly recommend that all the information which we provide is verified by yourself on inspection, and by your Surveyor and Conveyancer. Please note that all measurements are approximate.

Wisdom Estates

[www.wisdom-estates.co.uk](http://www.wisdom-estates.co.uk)

Call us on 01322 272 144