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Welcome Home...
Rosedale Close, Dartford

Offers in the Region £475,000
FREEHOLD

Chain-Free and welcomed to the market is this modern and spacious 3 Bedroom Semi-Detached Family-Home. Located on a quiet residential cul-de-sac close to local amenities, and offering an abundance of potential to extend (STPP), this property further benefits from a large open-plan Kitchen/Diner, a separate family-room, downstairs cloakroom, off street parking, and a detached garage. EPC Rating TBC

FEATURES INCLUDE:

- ☑ **3 Bedroom Semi-Detached**
- ☑ **1.3 Miles to Dartford Station**
- ☑ **0.3 Miles to Brent Primary**
- ☑ **Potential to Extend (STPP)**
- ☑ **0.3 Miles to Gateway Primary**
- ☑ **Detached Garage & Parking**

REF: 11396

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DRIVEWAY A large driveway to front ensures ample off street parking, as well as direct access to the detached garage, and garden via the gated side access.

PORCH 6' 5" x 4' 0" (1.96m x 1.22m) Entering through the feature front door, the porch area comprises a fitted carpet, and storage cupboard, making it the perfect place to hang your coats, and store your shoes.

ENTRANCE HALL Stepping into the Entrance Hall you are certain to be left with a lasting impression of this sizeable family-home. Benefiting from a wall-mounted radiator, stairs to the first-floor landing (with storage), and durable wood-laminate floor laid throughout.

FAMILY ROOM 13' x 12' 8" (3.96m x 3.86m) The Family Room boasts a wall-mounted radiator, wood-laminate flooring, and is adorned with bountiful natural light via the large double-glazed window to front, making it the ideal space in which to sit back, relax and unwind of an evening.

OPEN-PLAN KITCHEN / BREAKFAST / DINER 22' 7" x 20' (6.88m x 6.1m) The large open-plan Kitchen / Breakfast / Dining area is the heart of this family-home and at it's maximum measures 22'7 x 20'. For ease of reference we have described the areas below:

'L' SHAPED KITCHEN / BREAKFAST NOOK 22' 7" x 17' (6.88m x 5.18m) The modern 'L' Shaped Kitchen / Breakfast area is fully-equipped to meet your daily needs and hosts a whole range of features and benefits. Comprising of a large double-glazed sky-light and double-glazed window to rear, three wall-mounted radiators, an array of matching wall and base units (with composite worktops over), a sink and drainer, a range of integrated appliances to include; fridge/freezer, dish-washer, electric oven, and 4 ring worktop hob, as well as a storage cupboard with plumbing for a washing machine. Part-tiled walls and fully-tiled flooring allow for effortless upkeep.

DINING AREA 9' 4" x 9' 2" (2.84m x 2.79m) The Dining Area comprises a wall-mounted radiator, fully-tiled flooring and provides the perfect space to enjoy an evening meal.

CONSERVATORY 13' 2" x 9' 1" (4.01m x 2.77m) Sliding patio doors lead directly from the Kitchen / Diner into the adjoining Conservatory. Benefiting from double-glazed windows to both side and rear, a double-glazed patio door to the garden, and easy to clean lino flooring.

LOBBY The Lobby area comprises a double-glazed window to side, fully-tiled flooring, and acts as a natural divide from the Kitchen / Diner to the Garden.

DOWNSTAIRS CLOAKROOM 5' 4" x 4' 6" (1.63m x 1.37m) The Downstairs Cloakroom is a handy bonus and encompasses a double-glazed window to side, a low-level W/C, and a hand-wash basin.

FIRST FLOOR LANDING The First Floor Landing comprises a double-glazed window to side, a fitted carpet, and loft-hatch access.

MASTER BEDROOM 13' x 12' 8" (3.96m x 3.86m) The Master Bedroom is bright and spacious and benefits from a double-glazed window to front, a wall-mounted radiator, and wood-laminate flooring.

BEDROOM TWO 12' x 8' 7" (3.66m x 2.62m) Bedroom Two encompasses a double-glazed window to rear, a wall-mounted radiator, built-in wardrobes, and wood-laminate flooring.

BEDROOM THREE 8' 8" x 8' (2.64m x 2.44m) Bedroom Three comprises a double-glazed window to front, a wall-mounted radiator, and wood-laminate flooring.

BATHROOM 7' x 6' (2.13m x 1.83m) The Family Bathroom encompasses a 3 piece suite to include; a low-level W/C, a hand-wash basin, and a bath with wall-mounted shower and glass screen. Further benefiting from a heated towel rail, a double-glazed window to rear, as well as fully-tiled walls and flooring which allow for effortless upkeep.

GARDEN Complimenting this property is the delightful and well-sized Rear Garden. Benefiting from a patio area, a lawned area bordered by a variety mature shrubs and bushes, as well as gated side access.

DETACHED GARAGE 18' x 9' 8" (5.49m x 2.95m) The Detached Garage provides ample storage space and comprises an 'Up and Over' door to driveway, a concrete hard floor, and both power and light.



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.