

Your Wisest Move

# WISDOM ESTATES

Independent Estate Agents



**Perfect Starter Home...**  
**Ruby Tuesday Drive, Dartford**

**Offers in the Region of £350,000**  
**FREEHOLD**

Welcomed to the market is this beautifully presented 2 Bedroom Semi-Detached Family-Home. Situated within the highly-sought-after 'Bridge Development' and boasting large living accommodation throughout, a delightful rear-garden, as well as allocated parking, further benefits include; close proximity to transport links, and nearby amenities. This property is sure to meet the vigorous demands of the growing family! EPC Rating 80 C

**FEATURES INCLUDE:**

- Two Bedroom Semi-Detached**
- Close to M25 & Transport Links**
- 0.2 Miles to Local Shops**
- Allocated Parking to Front**
- Catchment Area for Local Schools**
- EPC Rating 81 B**

REF: 11202

**0208 090 5959**  
**[www.Wisdom-Estates.co.uk](http://www.Wisdom-Estates.co.uk)**

## **The accommodation comprises:**

**ENTRANCE HALL** Boasting a modern double-glazed feature front door, a wall-mounted radiator, fully-tiled flooring, stairs to the first floor landing, and access into the downstairs cloakroom, this is the bright, warm, and welcoming Entrance Hall you would expect from a property of this quality.

**DOWNSTAIRS CLOAKROOM 5' x 3' (1.52m x 0.91m)** The Downstairs-Cloakroom comprises a double-glazed window to front, a low-level W/C, a hand-wash basin, a wall-mounted radiator, alongside fully-tiled flooring, making it both practical and easy to maintain.

**KITCHEN 10' 2" x 6' 5" (3.1m x 1.96m)** The Kitchen offers a practical use of space, and is flooded with bountiful natural light provided via the double-glazed window to front. The Kitchen itself encompasses an array of matching wall and base units (with work-tops over), a sink and drainer unit (with mixer taps), and a range of integrated appliances to include; fridge/freezer, washing machine, dish-washer, as well as an oven & 4 ring gas hob. Fully-tiled flooring allows for effortless upkeep.

**LOUNGE / DINER 15' 5" x 13' (4.7m x 3.96m)** The impressively proportioned Lounge / Diner is perfectly suited for the modern family, and is sure to provide an abundance of space in which to sit back, relax and unwind. Benefiting from a wall-mounted radiator, durable wood-laminate flooring, a large under-stair storage cupboard, and double-glazed patio doors to rear which lead you directly out into the garden.

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

**MASTER BEDROOM 10' x 10' (3.05m x 3.05m)** The accommodating Master Bedroom benefits from a large double-glazed window to rear, a plush fitted carpet, a wall-mounted radiator, as well as direct access into the adjoining En-Suite.

**EN-SUITE 10' x 3' (3.05m x 0.91m)** Accessible via the Master Bedroom, the En-Suite benefits from a deluxe 3-piece suite which includes; a low-level W/C, a hand-wash basin, and a fully-tiled shower unit. Fully-tiled walls, fully-tiled flooring, and a heated towel rail add the delightful finishing touches.

**BEDROOM TWO 13' x 8' 5" (3.96m x 2.57m)** Bedroom Two continues the theme of space and comfort found throughout this home and boasts a two double-glazed windows to front, a wall-mounted radiator, built-in storage, and a fitted carpet.

**FAMILY BATHROOM 6' 6" x 6' 2" (1.98m x 1.88m)** The Family-Bathroom is of a sleek & modern design and encompasses; a low-level W/C, a hand-wash basin, a heated towel rail, as well as a fitted bath. Effortless upkeep is ensured by the fully-tiled walls, and fully-tiled flooring.

**GARDEN** This low-maintenance Rear Garden is the perfect accompaniment to this delightful Family Home. With a patio area naturally welcoming you out from the Family Room, the remainder of the Garden is mostly laid to lawn, and further benefits from a garden shed, a 'hideaway' decked seating area to rear, and gated side access leading to the front.

**ALLOCATED PARKING & SIDE ACCESS** This property benefits from an allocated Parking Space to front, as well as a very useful gated side access leading to the rear garden.

### **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.

