

Your Wisest Move

WISDOM ESTATES

Independent Estate Agents



Peaceful Living...
Kirby Road, Dartford

Offers in the Region of £280,000
FREEHOLD

Wisdom Estates are excited to welcome to the market this spacious 2 Double-Bedroom Family-Home. Benefiting from a private southerly-facing rear-garden as well as open-plan living, this well-presented property is situated in a quiet residential cul-de-sac, and located within close proximity to a variety of local shops, amenities, transport links, primary schools, A2, and Bluewater Shopping Centre. EPC Rating 64 D

FEATURES INCLUDE:

- Two Double Bedroom Home**
- 0.6 Miles to Fleetdown Primary**
- Quiet Cul-De-Sac**
- 0.7 Miles to Darent Hospital**
- Open-Plan Lounge / Diner**
- 1.5 Miles to Bluewater**

REF: 11116

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The accommodation comprises:

FRONT GARDEN Set in a quiet cul-de-sac the front garden blends well with the local surrounding greenery, and provides gated side access to the rear garden.

ENTRANCE HALL 10' 5" x 3' 5" (3.18m x 1.04m) Upon entering the property you are certain to be impressed with the space and comfort which is on offer throughout. Comprising of a double-glazed feature front door, a wall-mounted radiator, wood-laminate flooring, stairs to the first floor landing, as well as an open under-stair storage space.

LOUNGE / DINER 22' 3" x 10' (6.78m x 3.05m) The well-proportioned Lounge / Diner is at the heart of this home and provides an abundance of space to utilise for your needs. Bountiful natural light is provided via the large double-glazed windows to both the front and rear, whilst warmth and comfort is ensured by two wall-mounted radiators, a gas feature fire place, and durable wood-laminate flooring.

KITCHEN 10' 5" x 9' (3.18m x 2.74m) The Kitchen is another good example of what this accommodating property has to offer. Benefiting from an array of matching wall and base units with worktops over, a sink and drainer unit (with mixer taps), a work-top mounted 4 ring gas hob (with overhead extractor), plumbing for both a dishwasher and washing-machine, and an integrated electric oven and grill. Further benefits include a double-glazed window and patio door to rear, part-tiled walls, and fully-tiled flooring.

FIRST FLOOR LANDING The First Floor Landing comprises a fitted carpet, and loft-hatch access.

MASTER BEDROOM 15' 2" x 9' 4" (4.62m x 2.84m) The Master Bedroom is well-sized and encompasses two double-glazed windows to front, a wall-mounted radiator, original wood flooring, an array of fitted wardrobes, and a built-in storage cupboard.

BEDROOM TWO 11' 6" x 10' 2" (3.51m x 3.1m) The Second Bedroom is another good sized double and boasts a large double-glazed window to rear, a wall-mounted radiator, a sumptuous fitted carpet, as well as built-in wardrobes.

BATHROOM 6' 7" x 5' 6" (2.01m x 1.68m) The Family Bathroom boasts a double-glazed window to rear, a wall-mounted radiator, and a contemporary 3-piece suite comprising of; a hand wash basin, a bath (with wall-mounted shower-attachment and screen), and a low-level W/C. Fully tiled walls and flooring allow for effortless upkeep.

GARDEN Offering the ideal accompaniment to this charming property is the peaceful and private Rear Garden. Boasting a southerly aspect the majority of the Garden is laid to lawn, but does boast a decked and patio area (which is perfect for outdoor dining), gated side-access and two brick-built garden storage shed to side.

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.

Measurements

Please note that all measurements are approximate.

