Clarke Philips

Estate Agents & Property Management



OLD STABLE LANE | KENTFORD

Modern Family Home with Excellent Transport Links

OLD STABLE LANE | KENTFORD

Guide Price £675,000 Freehold

FEATURES

- Built to an exceptionally high standard by Heritage Developments
- Underfloor Heating downstairs
- Walking distance to Kennett Train Station & Primary School
- Gas Central Heating - LPG Communal Estate Gas Tanks
- Easy Access to A11/A14
- Highly Desired and Sought-After Local Development
- Virtual 3D Tour Available
- Solar Panels with Tesla Battery Storage - EV Charging Point

DESCRIPTION

Clarke Philips are pleased to offer this superb four-bedroom family home, finished to a high standard throughout and benefiting from spacious open-plan living accommodation.

The ground floor comprises an entrance hall with downstairs WC, impressive kitchen/breakfast room opening into the dining area, double doors leading through to the living room and a separate utility room. The property has also been extended to the side, providing an additional snug/lounge and a versatile home office/study.

Upstairs, the property offers four double bedrooms, all benefiting from built-in double wardrobes, together with a family bathroom and en-suite shower room to the master bedroom.

Outside, a block-paved driveway to the front provides ample off-road parking and access to the single garage, complemented by outside lighting. To the rear is a generous south-facing garden with a patio area providing an ideal space for outside dining, with a pergola over, leading onto a garden mainly laid to lawn. Further benefits include outside lighting and gated access.







ACCOMMODATION

Entrance Hall 13'5" x 10'4" (4.08m x 3.16m)
Frosted window to front aspect. Stairs to first floor, double coat cupboard. LVT wood effect flooring.

Living Room 25'1" x 13'6" (7.65m x 4.11m)
Window to front, sliding door, double door, door to:

WC 6'9" x 4'10" (2.05m x 1.48m)
Enclosed WC, hand wash basin. Window to side aspect. Fully tiled walls and LVT wood effect flooring.

Kitchen/Breakfast Room 18'5" x 13'3" (5.62m x 4.04m)
A wide selection of fitted wall and base units with a central breakfast bar island, inset electric hob with extractor over, double oven and integrated wine fridge. Quartz work surfaces incorporate an inset sink with Quooker instant boiling water tap, with further integrated appliances including a fridge/freezer and dishwasher. LVT wood-effect flooring, feature under-cupboard lighting, windows to the side and rear aspects and a door providing access to the side.

Utility Room 6'2" x 13'3" (1.87m x 4.04m)
Utility room fitted with a selection of base units and a tall storage unit, with space and plumbing for a washing machine and dishwasher. Stainless steel sink with drainer, wall-mounted unit enclosing the Bosch gas boiler, LVT wood-effect flooring and windows to the front and side aspects.

Dining Area 14'10" x 13'9" (4.51m x 4.20m)
Dining room opening directly into the kitchen, with double doors leading through to the living room and a large Rational slide-and-glide patio door opening onto the rear patio area. LVT wood-effect flooring and built-in storage cupboard.

Snug 11'7" x 11'7" (3.54m x 3.53m)
Part vaulted ceiling with two velux style windows.

Study 10'2" x 8'8" (3.09m x 2.64m)
Window to rear aspect. LVT wood effect flooring.

First Floor Landing 17'7" x 6'11" (5.36m x 2.10m)
Generous double built in cupboard. Airing cupboard with pressurised water cylinder. Skylight.







Master Bedroom 14'11" x 13'5" (4.54m x 4.08m)
Window to rear aspect. Built in double wardrobe.

En-suite 7'2" x 5'9" (2.19m x 1.75m)
Double shower with enclosed WC, hand wash basin and fully tiled walls. Window to rear aspect.

Bedroom 2 14'11" x 13'9" (4.54m x 4.18m)
Window to rear aspect, double built in wardrobe.

Bedroom 3 9'10" x 16'5" (3.00m x 5.00m)
Window to front aspect. Built in double wardrobe.

Bedroom 4 9'10" x 13'8" (3.00m x 4.16m)
Window to front aspect. Built in double wardrobe.

Bathroom 7'2" x 6'11" (2.19m x 2.10m)
Inset bath with shower over. Enclosed WC, hand wash basin fully tiled walls. Window to rear and heated towel rail.

Garage & Parking
Single garage with up and over door, power and light. Block paved driveway.

Garden
Generous south-facing rear garden with a patio area providing an ideal space for outside dining, with a pergola over, leading onto a garden mainly laid to lawn. Further benefits include outside lighting and gated access.

Agents Note
The EPC has not been updated since the solar panels and battery storage has been installed. Estate Management Charge: £737.76 Per Year











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Finished to an exceptional standard through-out



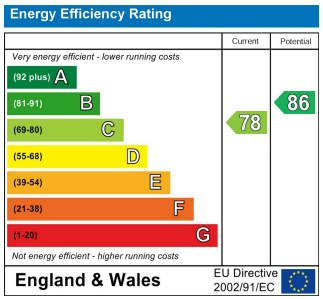


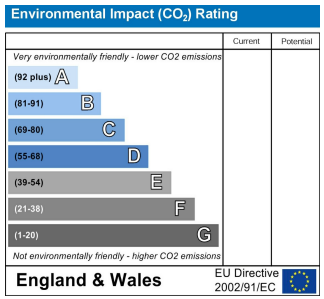


Total area: approx. 220.8 sq. metres (2376.2 sq. feet)

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Council Tax Band : F





MONEY LAUNDERING REGULATIONS 2003
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.