

Ibbett Mosely

73 Bridgewater Place, Leybourne, West Malling, ME19 5QS



A stunning, greatly extended family home in the heart of Bridgewater Place, Leybourne. Offering all a modern home desires with a large 39 ft social open plan living dining siting room at the heart of the home, four bedrooms, a cloakroom and modern bathroom.

A private rear garden, garage and drive in a popular area, just a short distance from West Malling and within prime catchment of quality education.

This is sure to be popular and recommend an early viewing.

- Stunning extended family home
- Modern open plan living
- Bifold doors to private garden
- Four bedrooms, modern bathroom
- Garage and drive for multiple cars
- Great catchment for popular local schools
- Walk in to West Malling & Train Station
- EPC rating C - Council Tax Band E
- Guide Price £600,000 to £620,000
- Viewing highly recommended



Entrance Hall

This inviting entrance hall welcomes you with a sleek black front door and matching black internal doors, complemented by light wood flooring that extends throughout this welcoming space. The hallway leads seamlessly to the open-plan living space and a staircase ascending to the first floor.

Cloakroom

Just off the entrance hallway is the cloakroom offering a modern close coupled wc and wash hand basin.

Sitting Room

The sitting room is a comfortable and spacious area featuring a large bay window that floods the room with natural light. The light, herringbone-patterned luxury flooring connects the space, enhancing the bright, airy atmosphere. A tasteful fireplace with a black surround serves as a cosy focal point. Soft, neutral decor connects the space to this open plan social space.

Kitchen / Dining / Sitting Room 39'3" x 16'9"

The ground floor is dominated by a stunning open-plan kitchen, dining and sitting room that stretches nearly 40 feet in length. This space is flooded with light from multiple skylights and the impressive bi-fold doors that open fully onto the garden, creating a seamless indoor-outdoor flow. The kitchen features modern dark cabinetry with a large central island, complete with a built-in wine cooler, sleek cermic hob with built in extractor and breakfast bar seating. The dining area sits adjacent, with space for a large dining table, perfect for casual meals or entertaining.

Landing

The first-floor landing is bright and airy, featuring a large window at the stairwell that allows natural light to fill the space. Walls are painted in a soft neutral tone, and the plush carpeted stairs and landing provide a warm and comfortable flow between the bedrooms and bathroom. The area is neatly arranged and leads to four bedrooms and the family bathroom.









Bedroom 1
11'10" x 9'7"

The main bedroom is a cosy and welcoming space with a large window that lets in plenty of natural light. The room is decorated in muted greys and soft tones, creating a relaxing atmosphere. It features a built in double wardrobe for storage.

Bedroom 2
10'11" x 9'7"

This bedroom offers ample space for a double bed and a peaceful ambience with soft, neutral decor. Natural light flows through the window, enhancing the calm atmosphere, suitable for rest and relaxation. Another room that offers built in double wardrobes.

Bedroom 3
8'7" x 6'11"

This bedroom provides a peaceful sleeping area with a single bed and a well-organised workspace, ideal for a child or guest. The room benefits from a window that brings in natural light, and the decoration is personalised yet neutral enough to suit various tastes.

Bedroom 4
7'8" x 6'11"

Another comfortable bedroom, currently used a workspace offering great flexibility.

Bathroom

The family bathroom is modern and well-appointed, featuring a pedestal sink and a toilet, with a bath and overhead shower. Decorative tiles in warm earthy tones create an inviting and stylish space, and a large window above the bath allows natural light to brighten the room.













Rear Garden

The garden is a well-maintained outdoor space with a lush lawn bordered by a mix of fencing and mature shrubs, providing privacy. A paved patio area features seating, ideal for relaxing or entertaining connecting it to the open plan kitchen dining living space via the bifold doors creating an inviting extension of the indoors for great entertaining.

Garage

16'3" x 8'6"

The detached garage offers practical storage and parking space with easy access from the driveway. It measures approximately 4.95 by 2.58 metres with storage above. Parking in front and to the side of the garage give multiple car options.

Location

Situated in the desirable village of Leybourne, this property enjoys a peaceful semi rural setting while remaining conveniently positioned for local amenities. Leybourne offers a range of facilities including a village shop, popular public house, and access to the picturesque Leybourne Lakes Country Park. The area is also well served for leisure, with a selection of golf courses nearby including West Malling Golf Club and Kings Hill Golf Club.

The award-winning market town of West Malling is just moments away, offering a vibrant mix of boutique shops, restaurants, cafés, and traditional public houses. Excellent transport links are close by, with convenient access to the M20 and M2 motorway networks, while mainline rail services from West Malling provide direct connections to London Bridge, Charing Cross and Victoria in under 45 minutes. The area is also well regarded for its range of respected state and grammar schools.

House Approx. Gross Internal Area
1178 sq. ft / 109.5 sq. m

Garage Approx. Internal Area
137 sq. ft / 12.8 sq. m



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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EPC Rating- C

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