KINGS

Forming part of the ever popular, semi-rural Wickens Meadow site, this spacious two bedroom detached park home is set within its own delightful plot within the site. The property is situated within easy reach of all of the amenities in Dunton Green including the parade of local shops, mainline rail station and nearby Tesco superstore, in addition to a wider array of all shopping, social and leisure facilities can be found in the neighbouring town of Sevenoaks.

Newly refurbished and considered to be extremely well presented, the accommodation currently comprises a dual aspect sitting / dining room, well-appointed fitted kitchen, two bedrooms and the modernised shower room. Additional benefits include newly fitted carpets and the attractively landscaped, low maintenance private garden surrounds. Potential exists to create one's own driveway, whilst parking is currently available in the communal parking area. Available with no onward chain, your internal viewing comes highly recommended in order to fully appreciate all this most attractive and comprehensively appointed park home has to offer.

10 Wickens Meadow Rye Lane

2 1 1

Dunton Green, Kent, TN14 5JB Share of Freehold

Guide Price £165,000

SITTING / DINING ROOM
18'10 x 11'0
Double glazed entrance door with accompanying double glazed windows to the side and rear, two radiators, newly fitted carpet and a TV aerial lead. Door to inner hall.

INNER HALL
Two inset down lights, newly fitted carpet, doors to all rooms.

KITCHEN
9'3 x 9'1
Double glazed door to exterior with accompanying double glazed window to side, inset down lighting, localised wall tiling, attractive laminate wood flooring. Newly fitted kitchen, comprises a series of matching wall and base units, set with roll top work surfaces incorporating stainless steel sink unit and drainer. Integrated oven with four ring gas hob and overhead extractor. Space for under counter fridge and plumbing for washing machine.

BEDROOM ONE
10'9 x 9'2
Double bedroom with double glazed windows to side, radiator, newly fitted carpet. Door to closet housing wall mounted boiler. Plug sockets with integrated USB.

BEDROOM TWO
9'2 x 7'0
Double glazed windows to front with attractive view over open fields, radiator, newly fitted carpet, plug sockets with integrated USB.

SHOWER ROOM
6'1 x 5'6
Recently refurbished shower room has opaque double glazed window to side, radiator, attractive laminate wood flooring and localised wall tiling. White suite comprises full width, walk-in shower cubicle with a glass screen, close coupled WC and pedestal wash basin.

PARKING
Communal parking area for residents exists on site.

GARDENS
The property boasts private garden surrounds benefitting from a sunny aspect comprising a lawned area with perimeter hedging as well as an extensive paved patio terrace which is ideal for sitting out and entertaining. A storage shed exists to the rear corner of the garden.

ADDITIONAL INFORMATION
Council tax band A.
Pitch fee (includes water supply and waste) currently £236.30 PCM.

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4 Station Parade, London Road, Sevenoaks, Kent,
TN13 1DL
T: 01732 740747

sevenoaks@kings-estate-agents.co.uk

kings-estate-agents.co.uk