



Located at the end of a pedestrian pathway, this end of terrace three bedroom family home forms part of a popular cul de sac within the sought after village of Kemsing. Within easy reach are all of the village amenities, including the local parade of shops (0.3 miles), recreation ground (0.1 miles), village primary school (1.1 miles) and the well known cut through at the end of Dynes Road which provides access to Otford mainline rail station offering easy commuter links to both London Victoria and Charing Cross. A wider array of all shopping, social and leisure facilities can be found in the neighbouring town of Sevenoaks, with its two Grammar Schools and beautiful Knole Park.

The well planned and proportioned accommodation provides exciting scope for modernisation / refurbishment and currently comprises entrance hall with ground floor wc off, kitchen / dining room, full width sitting room to rear leading to conservatory addition, three first floor bedrooms and the family shower room. Externally the property boasts a private rear garden with additional courtyard front garden, with parking for cars readily available in the parking courtyard or on road within Norman Close. Available with NO ONWARD CHAIN, your early viewing comes highly recommended in order to fully appreciate all this comprehensive home has to offer.

## 32 Norman Close

Kemsing, Kent, TN15 6SF Freehold



Guide Price £375,000

### **ENTRANCE HALL**

Double glazed front entrance door, radiator, coved ceiling, dado rail, fitted carpet, staircase to first floor landing with useful understairs storage recess, doors off.

### **GROUND FLOOR WC**

Opaque double glazed window to front, tiled floor, low level wc and wall mounted wash basin with tiled splash back.

### **KITCHEN / DINING ROOM**

Double glazed window to front, double radiator, coved ceiling, tiled flooring and localised wall tiling. The kitchen comprises a series of matching wall and base units set with roll top work surfaces incorporating a one and a half bowl stainless steel sink unit and drainer. Space and plumbing for all utilities as well as a large open dining area for table and chairs.

### **SITTING ROOM**

Full width reception room across the rear of the property has a double glazed window to rear as well as sliding double glazed patio doors providing access through to the conservatory. Double radiator, coved ceiling, laminate wood flooring, TV point and feature fireplace with tiled slips as the focal point for the room.

### **CONSERVATORY**

Double glazed full height panels to three sides, including door to rear providing direct garden access.

### **FIRST FLOOR LANDING**

Coved ceiling with access hatch to loft, dado rail, fitted carpet, door to airing cupboard housing hot water cylinder and door to large walk in storage closet. Doors also to all bedrooms and bathroom.

### **BEDROOM ONE**

Double bedroom has double glazed window to front, double radiator, coved ceiling, dado rail, fitted carpet and built in wardrobe recess.

### **BEDROOM TWO**

Double bedroom has double glazed window to rear with aspect over garden double radiator, coved ceiling, fitted carpet and built in wardrobe recess.

### **BEDROOM THREE**

Good single bedroom has double glazed window to rear with aspect over garden, radiator, coved ceiling and fitted carpet.

### **BATHROOM**

Opaque double glazed window to front, radiator, fully tiled walls, suite comprises flush shower tray with curtain (as wet room), concealed flush wc and wall mounted wash basin.

### **PARKING**

Parking is readily available in the parking courtyard at the foot of the pathway as well as plentiful on street parking within Norman Close.

### **GARDEN**

Rear garden is set within a neatly fenced perimeter and is predominately laid to lawn with a pedestrian access gate which provides access to and from the parking courtyard and en-bloc garages. There is also a side return with timber storage shed. the side return could be opened through to the front garden which is paved with a feature pond.

### **ADDITIONAL INFORMATION**

Property is freehold

Council Tax Band D



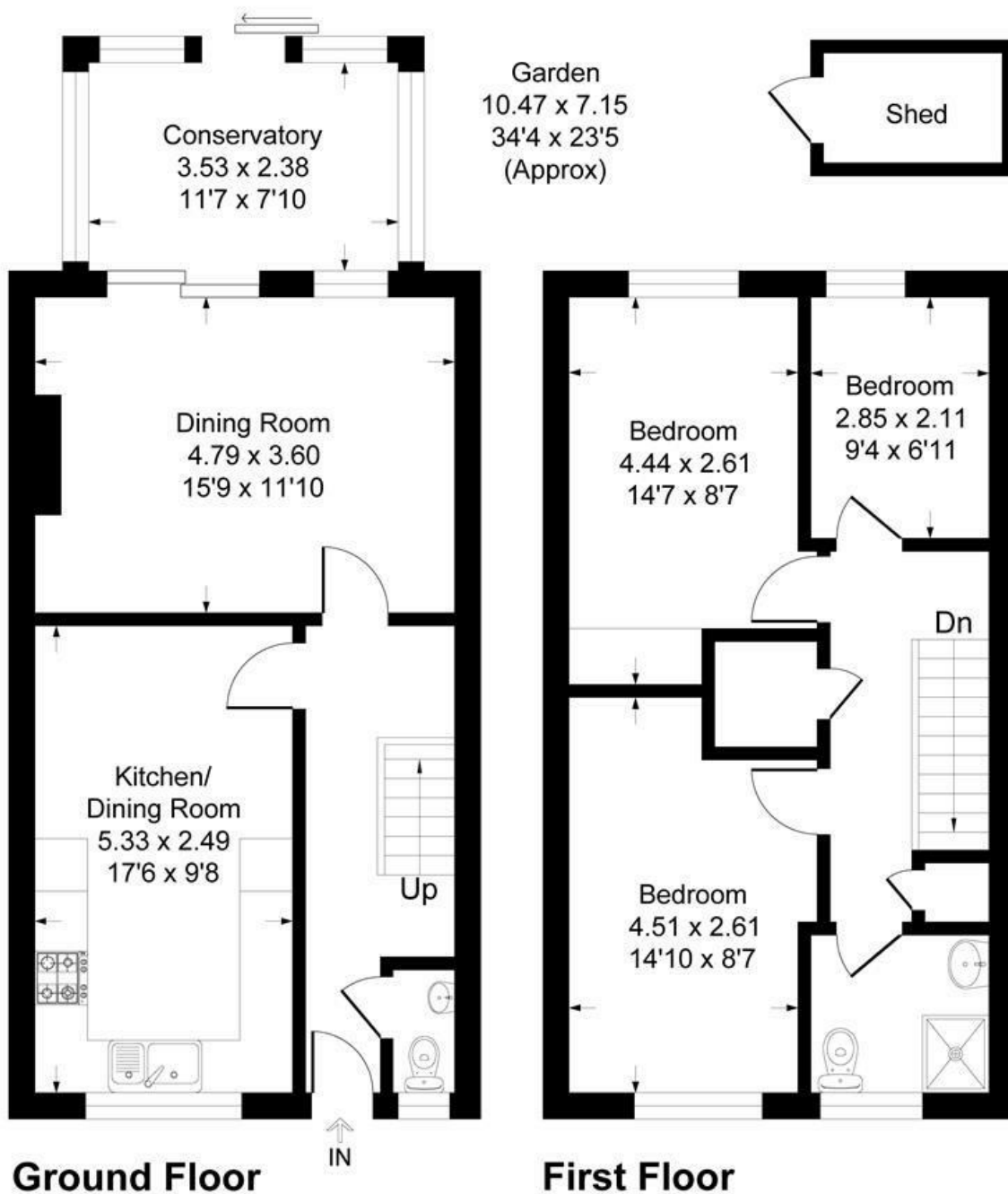






# Norman Close, TN15

Approximate Gross Internal Area 96.4 sq m / 1038 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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