



Damson Drive, Sevenoaks, Kent, TN14 7EL

Offers Over £600,000 Freehold



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Property Description

OIEO £600,000 Situated in this peaceful and select cul-de-sac featuring similar executive style luxury homes, this beautifully presented semi-detached house was built in 2022 by Croudace Homes. The property boasts a warm contemporary style feel throughout, and comprises: a spacious lounge overlooking the partly walled rear garden, as well as an attractively fitted kitchen / dining room, plus cloakroom to the ground floor. Upstairs, are three good sized bedrooms (the master benefitting from an en-suite shower room), together with family bathroom. To the side of the house there is a private driveway with carport, and ever-useful EV charging point. There are also solar panels on the roof. Located within the popular village of Halstead with its pub, and shop, there are many lovely country walks available from just outside your door step. Further shopping and leisure facilities, very popular schools, and a selection of railway stations are also all but a short car journey away. Offered to the market with the added bonus of no onward chain, we would suggest viewing at your earliest convenience.

Entrance Hall

Entrance door to the front. Attractive flooring. Single panel radiator. Downlighting. Staircase leading to the first floor landing.

Cloakroom

Fitted with a white contemporary two piece suite comprising:- WC with concealed cistern; and inset vanity wash hand basin within surround and with cabinets under. Complementary tiling. Radiator. Small double glazed multi pane effect obscure window to the front. Downlighting. Amtico flooring.

Lounge

16'7" max x 12'7" max (5.05m max x 3.84m max)

With double glazed French doors, and adjacent full height

windows onto the rear garden. Two double panel radiators. Attractive glazed double doors lead to:-

Kitchen / Dining Room

17'5" max x 13'4" max (5.31m max x 4.06m max)

The kitchen area is attractively fitted with a range of contemporary style soft close wall, base and drawer units, with colour contrasting woodgrain effect worksurfaces and up ends. Inset stainless steel one and a half bowl sink unit. Cupboard housing the wall mounted gas fired central heating boiler. Integrated AEG induction electric hob, with decorative glass splashback behind, and with stainless steel extractor hood above. Separate unit housing AEG electric oven. Built-in Zanussi washing machine. Recess for free-standing fridge/freezer. Downlighting. Amtico flooring. Double glazed multi pane effect window to the front, plus additional double glazed multi pane effect window to the side. Double panel radiator. Deep understairs cupboard.

First Floor Landing

Large cupboard housing hot water cylinder. Access to the loft area.

Bedroom 1

14'1" max x 11'0" max (4.29m max x 3.35m max)

Large double glazed multi pane effect window to the front, and with single panel radiator beneath. Mirrored sliding double doored wardrobe to one recess. Door to:-

En-Suite Shower Room

Attractively fitted with a white contemporary suite comprising:- WC with concealed cistern; inset vanity wash hand basin within surround and with cabinets under; and fully tiled shower cubicle. Amtico flooring together with complementary tiling. Ladder style radiator. Small double glazed multi pane effect obscure window to the side. Extractor. Downlighting. Shaver point.

Bedroom 2

10'11" max x 9'6" max (3.33m max x 2.90m max)

Double glazed multi pane effect window overlooking the rear garden, and with single panel radiator beneath.

Bedroom 3

9'1" max x 6'10" max

Double glazed multi pane effect window overlooking the rear garden, and with single panel radiator beneath.

Family Bathroom

Again, being most attractively fitted with a white contemporary suite comprising:- WC with concealed cistern and adjacent inset vanity wash hand basin within surround and with cabinets under; and panel bath with shower screen and over-bath shower attachment. Amtico flooring together with complementary tiling. Ladder style radiator. Double glazed multi pane effect obscure window to the front. Extractor. Shaver point. Downlighting.

To The Front

Small area of lawn.

Own Driveway with Carport

Own driveway for two cars to park, including a covered carport for one vehicle. Electric vehicle charging point, Timber gate provides access to:-

Rear Garden

approximately 30'0" x 25'0" (approximately 9.14m x 7.62m)

Being laid to lawn for ease of maintenance, with a patio area immediately behind the house. Outside water tap.

Agent's Note

The Seller advises that there is residents' maintenance charge for the road and communal areas, and that the last invoice for the half year was £246.

The following information is provided as a guide and should be verified by a purchaser prior to exchange of contracts- Council Tax Band: "E"

EPC Rating: "B"

Total Square Meters: Approximately 94.2

Total Square feet: Approximately 1014

This floorplan is provided in all good faith purely as an illustration and only to show the basic layout of the accommodation. It is not to scale. An internal inspection is necessary to fully understand layout and sizes of rooms.

Viewing by strict appointment with Edmund Orpington 01689 821904 or via email orpington@edmund.co.uk





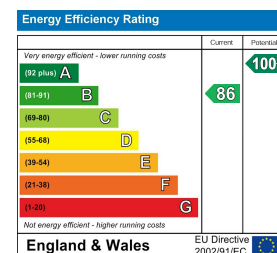
Floor Plan



Viewing

Please contact our Orpington Office on 01689 821904 or Orpington@edmund.co.uk should you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.