Ibbett Mosely

14 Primrose Close, Holborough Lakes, ME6 5FP

A fabulous opportunity to buy into this popular development of Holborough Lakes. With country walks and residents gym it offers a real community.

Being sold with No Onward chain the house, built in 2015 offers a modern kitchen and bathroom, cloakroom and two double bedrooms. Two allocated parking spaces and a private garden to the rear.

Estate service charge which covers the grounds, gymnasium and reserve fund

Guide Price £320,000

- Two Bedroom End Terraced House
- Immaculately presented home
- Local Lake walks on development
- Off-road parking for two cars
- Modern kitchen and bathroom
- Popular Holbourough Lakes Development
- Private South Facing Rear Garden
- Onsite Residents Gym Included in the Estate Charge
- EPC rating C - Council Tax Band D -Estate Charge Approx £378 per annum
- Guide Price £320,000

Entrance Hall

A welcoming entrance hall greets you on arrival, featuring wood-effect flooring that flows seamlessly through to the sitting and dining area. A carpeted staircase ascends to the first floor, and neutral walls enhance the sense of space and light.

Kitchen

10'4" x 7'1"

The kitchen is well appointed with modern units in a neutral palette, complemented by dark work surfaces and tiled flooring. A large window above the sink allows plenty of natural light, while integrated appliances include a new fridge freezer, gas hob with an extractor above and an oven below, plus a dishwasher creating an efficient and contemporary space.

Sitting / Dining Room

14'3" x 11'11"

A bright sitting and dining room offers a comfortable and versatile space, extending to the rear of the property with French doors that open out onto the garden. Light wood-effect flooring and fresh walls create a neutral backdrop, while the room is spacious enough to accommodate both lounging and dining furniture.

WC

The ground floor benefits from a stylish and practical WC, featuring modern tiling in neutral tones, a wall-mounted toilet, and a contemporary wash basin. A heated towel rail adds convenience and comfort.

Landing

The first floor landing provides access to all bedrooms and the bathroom, with

carpeted flooring and neutral walls maintaining the light and airy feel throughout the home.

Bedroom 1
11'11" x 11'7"

The main bedroom is spacious and bright, featuring a large window that fills the room with natural light. A wall of built-in wardrobes with mirrored sliding doors maximises storage while reflecting light to enhance the sense of space. Neutral carpeting and white walls create a calm and restful atmosphere.

Bedroom 2
11'11" x 9'3"

The second bedroom is a versatile space, decorated in neutral tones with carpeted flooring. A large window offers natural light and pleasant views, making this room suitable as a guest bedroom, child's room, or home office.

Bathroom

The family bathroom is fitted with modern fixtures, including a bath with a shower overhead and a glass screen. Light tiling on the walls and floor complements the white sanitary ware, while a heated towel rail adds a touch of luxury and practicality.

South Facing Rear Garden

Outside, the South facing rear garden is a private and enclosed space, predominantly laid to lawn with a paved patio area adjacent to the house. The garden is fully fenced, making it an ideal spot for outdoor dining, relaxing, or entertaining in a quiet setting.

Front Exterior

The front exterior presents a well-maintained, modern terrace home with a neat front garden and parking spaces directly in front. The property benefits from a combination of brick and light-coloured cladding, contributing to its contemporary and attractive appearance.

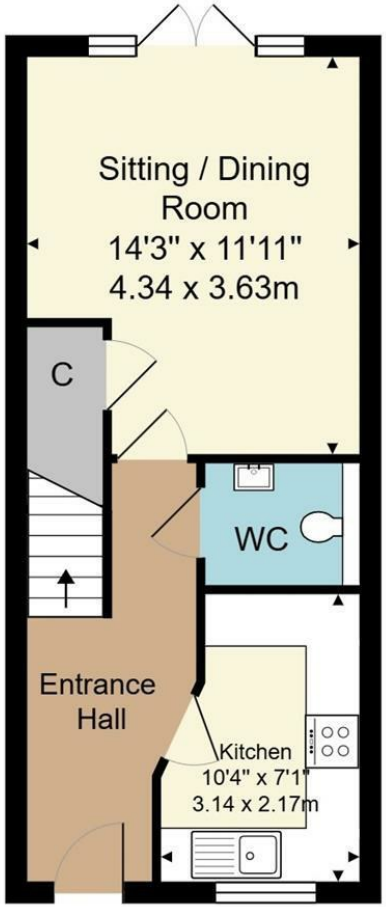
Holborough Lakes

Holborough Lakes itself offers an array of lifestyle benefits, including beautiful lakes. For the active out there, there is an on-site gym, swimming club, activity trail, local water sports centre, village hall with micro bakery and coffee shop 'Holborough Bakes', open green spaces, nursery and an OFSTED 'Outstanding' rated primary school.

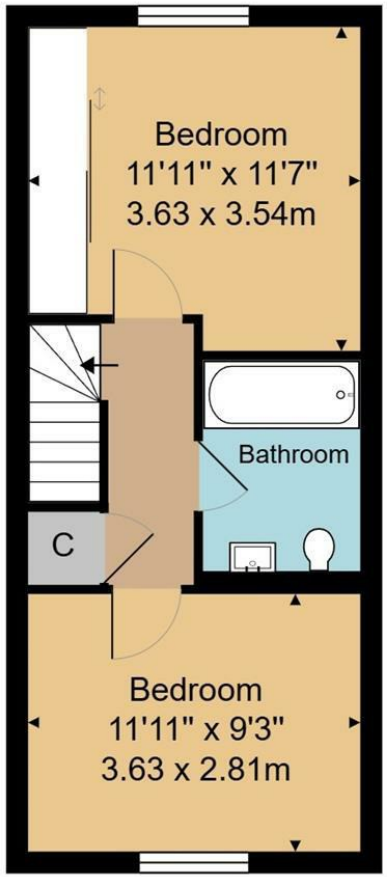
The development is well located for both the M20 and M2 for easy access to the M25. Rail connections are provided at the nearby Snodland railway station with its fast service into London or West Malling with a mainline to Charing Cross, London Bridge and Victoria. For those who like shopping, Bluewater is just over 20 minutes via car, whilst the historic towns of Rochester and Maidstone can be reached in around 15 minutes by car, both providing the services you would expect from significant towns.

Approx. Gross Internal Area
704 ft² ... 65.4 m²

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.



Ground Floor



First Floor

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EPC Rating- C

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