



Total area: approx. 136.0 sq. metres (1464.1 sq. feet)



## Novar Close | Orpington | BR6

£800,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	63	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

- Sleek & stylishly-presented detached house
- 3 bedrooms
- En-suite to Bedroom 1
- Contemporary open-plan layout
- Separate study
- Utility room & ground floor W.C
- Attractive, east-facing garden + tandem garage & driveway
- Close to; Orpington Stn, Orpington High St & coveted schools



Kenton are delighted to market this sleek and stylishly-presented 3 bedroom, 2 bath/shower room (+ ground floor W.C) detached house, situated within the ever-coveted Knoll area of South Orpington. During their ownership over recent years, our clients have; undertaken extensive renovation work, extended the ground floor (with resultantly the collective square footage now circa 1,464) and transformed the rear garden, with meticulous attention to detail applied throughout. To the ground floor, you will find a spacious open-plan reception and kitchen area, featuring an area perfect for lounging with an attractive bay window and extensive, fashionable built-in media unit with shelving. The open-plan area also comprises ample dining space, as well as, via said extension, a further snug area with an attractive feature floor-to-ceiling window overlooking the rear garden as well as electrically-operated velux windows, with this area then in turn opening on to a separate ideal study area (separated via a seamless pocket door), which again features velux windows also. The kitchen itself is a contemporary matte navy colour, and features ample quartz work surfaces as well as an extensive range of cupboards and drawers. In turn, the kitchen opens on to a utility room, thoughtfully-designed with matching units and work surfaces (and also featuring a handy door to the side). The ground floor accommodation is completed by a luxury-style cloakroom with W.C. Furthermore, there is underfloor-heated Amtico flooring to the entirety of the ground floor. Notably, there is also a handy built-in storage cupboard underneath the staircase, and the hallway also features stylish black glass crittall-style doors and tasteful wood-panelling that continues up the staircase. To the floor is 3 bedrooms, all of which are well-proportioned. Bedroom 1 also benefits from a modern en-suite shower room. The family bathroom is also modern and stylish, with fashionable vibrant pink tiling and contrasting sage green panelled bath and vanity unit. The landing is also thoughtfully-designed, featuring a reading nook area. Other notable features include; fashionable column-style radiators, inset spotlighting and attractive multi-pane windows. Our clients have also; re-wired the electrical system, had a new central heating system installed, and had new carpets laid throughout during their ownership. Externally, the rear garden features ample patio and traditional lawn areas, is decorated with flowerbeds and borders, and also boasts an easterly-orientation. There is also a sizeable tandem garage that can be accessed via both the rear garden and to the side, with a driveway area in front of the latter area too. To the front is a further garden area also. Novar Close is, as referenced, situated within the ever-popular Knoll area to South Orpington. Orpington Station is just a circa 15-20 minute walk away, offering direct and frequent services into central London (including a fast, 15 minute service to London Bridge). Orpington High Street is also a short walk away, featuring an array of; handy shops, restaurants, bars and beauty and leisure facilities including an ODEON cinema complex. Furthermore, some of Orpington's most popular and reputable schools, namely the currently-rated Ofsted "outstanding" (respectively) Perry Hall and Crofton Primary Schools. The well-renowned St. Olaves and Newstead Wood Grammar Schools are also easily-accessible.

£800,000



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### Hallway

Composite front door with double glazed frosted window panels, black glass crittall-style doors to Open-Plan Reception & Kitchen Area, staircase to first floor with built-in storage cupboard underneath (accessed via Open-Plan Reception & Kitchen Area) and feature wood-panelling, underfloor-heated Amtico flooring.

### W.C

4'6" x 3'4" (1.38m x 1.01m)  
Double glazed frosted leaded light window to front, coved ceiling, inset spotlighting, built-in storage cabinet, low level W.C with tiled splashback, wash hand basin with tiled splashback, underfloor-heated Amtico, flooring.

### Open-Plan Reception Area

23'9" into bay x 11'10" (7.25m into bay x 3.60m)  
Double glazed leaded-light bay window to front with fitted shutters, double glazed sliding doors to rear garden, coved ceiling, inset spotlighting, feature built-in media unit with storage cabinets and shelving, built-in understairs storage cupboard, underfloor-heated Amtico flooring.

### Snug Area

11'2" x 9'2" (3.40m x 2.80m)  
Feature floor-to ceiling double glazed window to rear with fitted shutters, feature pocket door to Study, electrically-operated triple glazed velux windows, underfloor-heated Amtico flooring.

### Study

11'1" x 8'2" (3.38m x 2.50m)  
Double glazed leaded-light window to front, electrically-operated triple glazed velux windows, feature pocket door to Snug Area, underfloor-heated Amtico flooring.

### Kitchen Area

9'2" x 12'4" (2.80m x 3.76m)  
Double-glazed leaded-light window to rear, range of matching wall and base units with cupboards and drawers, quartz work surfaces with splashback, stainless steel 1 & 1/2 bowl sink unit with swan-neck mixer tap, space for American-style fridge-freezer, integrated "Neff" oven and grill, integrated AEG induction hob with fitted Russell Hobbs extractor hood over, plumbing and space for dishwasher, underfloor-heated Amtico flooring.

### Utility Room

5'3" x 5'11" (1.59m x 1.80m)  
Double glazed composite door to side, inset spotlighting, matching wall units, fitted wine rack shelving, quartz work surfaces with splashback, space and plumbing for washing machine, space for tumble dryer, underfloor-heated Amtico flooring.

### Landing

Double glazed leaded-light window to front, coved ceiling, access to loft (which is both boarded and insulated with strip LED lighting also), column-style radiator, fitted carpet.

### Bedroom 1

10'2" x 15'4" (3.11m x 4.67m)  
Double glazed leaded-light window to rear, coved ceiling, column-style radiator, fitted carpet.

### En-Suite

5'9" x 4'9" (1.76m x 1.45m)  
Double glazed frosted leaded-light window to side, inset spotlighting, extractor fan, corner shower cubicle with both "rainfall" shower extension and separate hand-held shower extension as well as tiled surround, low level W.C, wash hand basin in vanity unit with splashback tiling, matte heated towel rail, vinyl flooring.

### Bedroom 2

13'1" x 8'7" (3.99m x 2.61m)  
Double glazed leaded-light window to rear, coved ceiling, column-style radiator, fitted carpet.

### Bedroom 3

8'12" x 8'7" (2.74m x 2.62m)  
Double glazed leaded-light window to front, coved ceiling, radiator, fitted carpet.

### Bathroom

5'9" x 7'7" (1.76m x 2.31m)  
Double glazed frosted leaded-light window to front, inset spotlighting, extractor fan, panelled bath with inset storage space and both "rainfall" shower extension and separate hand-held shower extension as well as tiled surround, inset storage space, low level W.C, wash hand basin in vanity unit with splashback tiling, chrome heated towel rail, tiled flooring.

### Rear Garden

Approximately 25ft in length x 40ft in width  
East-facing and featuring, patio area, traditional lawn area, flowerbeds and borders, mature trees and shrubs, lights, water tap, double power socket, access to garage, side access via gate.

### Tandem Garage

8'2" x 27'0" (2.50m x 8.23m)  
Up-and-over door, separate, door to rear garden, driveway area to side.

### Front

Traditional lawn area, steps to front door, light, water tap, side access via gate.

# Kenton

