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13 Dane Close

Hartlip • Hartlip

Price: Offers In Excess Of £895,000



13, Dane Close, Hartlip, ME9 7TN
Offers In Excess Of £895,000

- EXECUTIVE 5 BEDROOM DETACHED FAMILY HOME
- FANTASTIC VIEWS TO REAR OF ORCHARDS & COUNTRYSIDE
- APPROX. 1937 SQ FT
- EXTENDED ACCOMMODATION
- DRIVEWAY FOR MULTIPLE VEHICLES & TRIPLE GARAGE
- ELECTRIC CAR CHARGING POINT TO THE FRONT OF THE PROPERTY
- MODERN DECOR & VERY WELL PRESENTED
- EPC BAND "D" , COUNCIL TAX BAND "G"
- RURAL VILAGE LOCATION OF HARTLIP
- WALKING DISTANCE OF LOCAL SCHOOL

Nestled in the charming village of Hartlip, this impressive detached house on Dane Close offers a perfect blend of space and comfort. Built between 1970 and 1979, the property boasts a generous layout, featuring five well-proportioned bedrooms that provide ample room for family living or guest accommodation.

Upon entering, you are welcomed into a spacious reception room, ideal for both relaxation and entertaining. The design of the home ensures a warm and inviting atmosphere, making it a delightful space to create lasting memories. With two bathrooms, morning routines and family life are made easier, catering to the needs of a busy household.

One of the standout features of this property is the extensive parking available for up to seven vehicles, a rare find that adds significant convenience for families or those who enjoy hosting gatherings. The outdoor space surrounding the house offers potential for gardening or simply enjoying the fresh air in a peaceful setting.

This residence is not only a comfortable family home but also a wonderful opportunity for those seeking a property in a tranquil village location, with easy access to local amenities and transport links. Dane Close is a perfect choice for anyone looking to settle in a welcoming community while enjoying the benefits of spacious living.

Entrance Hall

Composite entrance door, stair case to first floor, radiator, under stairs storage cupboard, double cupboard.

Bedroom 5

9'9" x 8'7" (2.99m x 2.62m)
Double glazed window to front, radiator.

WC

Frosted double glazed window to front, white suite comprising low level WC and vanity unit with inset sink unit.

Lounge/Dining Room

34'4" x 19'0" red to 13'10" (10.49m x 5.80m red to 4.23m)
Double glazed window to front, double glazed sliding patio doors to rear garden. 2 radiators. Feature electric fire.

Kitchen/Breakfast Room

22'8" x 18'9" red to 10'10" (6.92m x 5.74m red to 3.32m)
Double glazed windows to rear and side. Modern fitted high gloss kitchen comprising base and eye level units with works surfaces over. 2 radiators. Space for fridge/freezer. Built in dishwasher. Space for Range oven. Inset sink unit.

Utility Room

12'0" x 6'5" (3.68m x 1.98m)
Double glazed door to rear garden, double glazed window to rear. Space and plumbing for washing machine and tumble dryer.

Landing

Access to loft space. Built in airing cupboard. Radiator.

Bedroom 1

13'10" x 13'8" exc wardrobes (4.23m x 4.17m exc wardrobes)
Double glazed window to front, Radiator. A range of built in wardrobes. Twin built in double wardrobes. Door to :

En-Suite Shower Room

Frosted double glazed window to rear. Modern white fitted suite featuring shower cubicle, low level WC and wall hung wash hand basin. Chrome heated towel rail.



Bedroom 2

16'4" x 14'3" red to 10'7" (4.99m x 4.35m red to 3.23m)
 Double glazed window to rear, 2 radiators, built in double wardrobe.

Bedroom 3

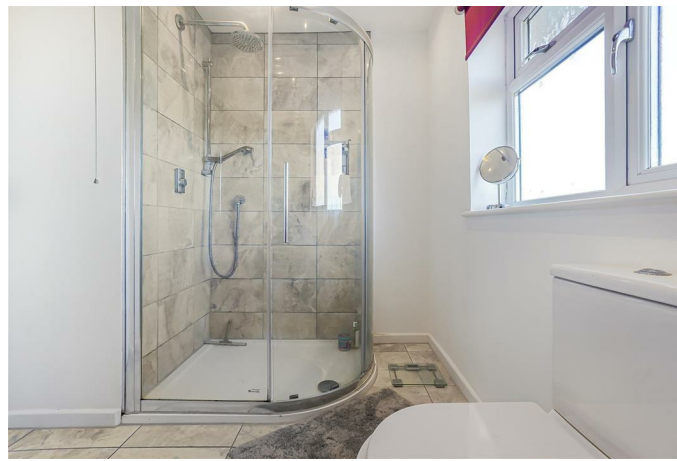
12'5" x 10'11" (3.81m x 3.33m)
 Double glazed window to front, radiator, built in double wardrobe.

Bedroom 4

11'6" x 9'4" max measurements (3.53m x 2.85m max measurements)
 Double glazed window to front, radiator, built in wardrobes.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		67	77
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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Family Bathroom

Frosted double glazed window to rear. White suite comprising double shower cubicle, low level WC and vanity unit with inset sink unit. Chrome heated towel rail.

Exterior

Frontage

Approx 50' in depth mainly laid to lawn with extensive blocked paved driveway to the side, with gates, leading to the garage. Electric car charging point.

Triple Garage

24'6" x 17'1" (7.47m x 5.23m)

Electric up and over door. Power and light.

Office

16'0" x 8'11" (4.88m x 2.73m)

Double glazed door, double glazed windows to front, Air conditioning and heating unit. Power and light.

Rear Garden

Approx. 60' in depth x 70' width, mainly laid to lawn. Paved patio area. Fenced and walled to boundaries. Extensive views over the surrounding orchards and countryside.

AML Charges

Should a purchaser(s) have an offer accepted on a property marketed by Harrisons Reeve, the purchaser(s) will need to undertake an identification check. This is carried out in order to meet our obligation under the Anti Money Laundering Regulations (AML) and is a legal requirement.

Whilst we do request and check ID documents, we also use a third-party service to verify your identity. The cost of these checks

is £15 inc VAT per purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

Important Notice

Harrisons Reeve, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and the photographs may have been enhanced using photo editing software.

2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Harrisons Reeve have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

Member agent

The agent is a member of The Property Ombudsman Limited, which is a redress scheme, and Propertymark, which is a client money protection scheme.

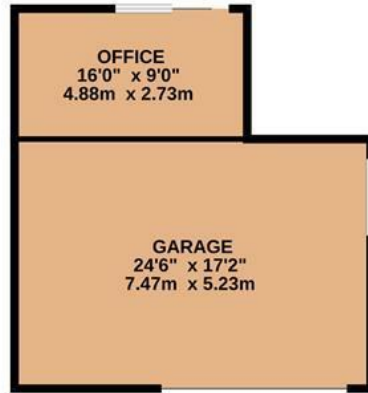
NB

HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkridge and Company and Ives and Co as well as the services of Henchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction.

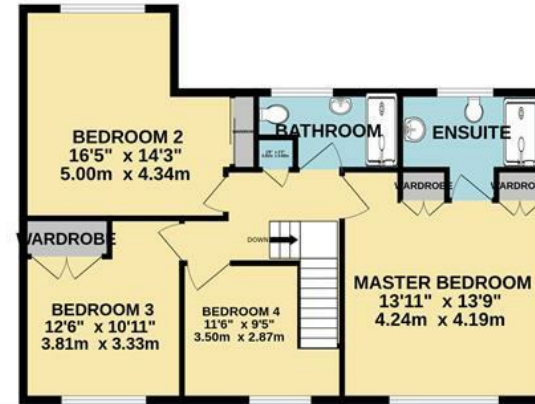
Harrisons Reeve may also receive a referral fee for recommending other services such as surveys and removal companies.



GROUND FLOOR
1684 sq.ft. (156.5 sq.m.) approx.



1ST FLOOR
818 sq.ft. (75.9 sq.m.) approx.



TOTAL FLOOR AREA : 2502 sq.ft. (232.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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