

Your Wisest Move

WISDOM ESTATES

Independent Estate Agents



A Stunning Family Home...
Vaughan Close, Dartford

Offers in Region of £475,000
FREEHOLD

Situated within the ever-popular boundaries of West Dartford and welcomed to the market is this spectacular 5 Bedroom Link-Detached Family-Home! Boasting modern and spacious accommodation throughout, as well as being located within a mile radius to all nearby amenities including; Dartford Train Station (0.8 Miles), The Renowned Dartford Grammar Schools (0.5 Miles), and Westgate Primary (0.2 Miles), this property comes highly recommended for early viewings! EPC Rating 78 C

FEATURES INCLUDE:

- | | |
|--|--|
| <input checked="" type="checkbox"/> 5 Bedroom Link-Detached House | <input checked="" type="checkbox"/> 0.8 Miles to Dartford Train Station |
| <input checked="" type="checkbox"/> 0.2 Miles to Westgate Primary | <input checked="" type="checkbox"/> Modern & Spacious |
| <input checked="" type="checkbox"/> 0.5 Miles to Dartford Grammar Schools | <input checked="" type="checkbox"/> Ample Off Street Parking |

REF: 10534

01322 272 144
www.Wisdom-Estates.co.uk

The accommodation comprises:

ENTRANCE HALL Entering this delightful family home via the double-glazed feature front door, you will immediately gain a sense of the style, comfort, and space which is on offer throughout. Comprising of stairs to the first floor landing (with be-spoke under-stair storage), a radiator, and fully-tiled flooring laid throughout.

DOWNSTAIRS CLOAKROOM Boasting a low-level W/C, a hand-wash basin, part-tiled walls and fully-tiled flooring, the Downstairs Cloakroom is the perfect accompaniment to this well-designed property.

KITCHEN / DINER 17' 1" x 10' 1" (5.21m x 3.07m) A fine example of what this accommodating property has on offer is the large Kitchen / Diner, which encompasses three double-glazed windows, fully-tiled flooring, and is generously proportioned, measuring 17'1 x 10'1 at its widest points.

Kitchen Area:

Benefiting from; a range of matching wall and base units (with work tops over), a sink and worktop drainer (with mixer taps), and a selection of integrated appliances including; a fridge / freezer, washing machine and dishwasher. The integrated electric oven (with worktop 4-ring gas hob) and overhead extractor, add the finishing touches to this delightful Kitchen.

Dining Area:

Boasting ample space for a dining room table, and equipped with a wall-mounted radiator and fully tiled flooring, this combined area ensures a warm and sociable feel to the heart of this home.

FAMILY ROOM 17' 0" x 12' 0" (5.18m x 3.66m) One of the numerous highlights of this property is the welcoming Family-Room, which offers the ideal location in which to sit-back, unwind, and enjoy each others company. With a naturally well-lit ambience created by the large double-glazed window to front, further features include two separate wall-mounted radiators, wood-laminate flooring, alongside the large double-glazed 'French' doors, which lead you naturally into the Garden.

FIRST FLOOR LANDING The First Floor Landing comprises of a radiator, fitted carpet, alongside stairs to the top floor.

MASTER BEDROOM 12' 0" x 11' 0" (3.66m x 3.35m) This spacious and accommodating Master Bedroom benefits from a large double-glazed window to side, a wall-mounted radiator, separate integrated wardrobes and storage options, a fitted carpet, as well as direct access into the En-Suite.

EN-SUITE 12' 0" x 4' 0" (3.66m x 1.22m) Enhancing the Master Bedroom is the En-Suite, which is flooded with natural light, due to the two separate double-glazed windows to both the front and side. Further features include a low-level W/C, a his & hers hand wash basins, a heated towel rail, alongside a double-sized shower (with glass bi-fold door). The fully-tiled flooring and part-tiled walls allow for effortless upkeep.

BEDROOM TWO 10' 7" x 9' 3" (3.23m x 2.82m) The Second Bedroom is again of good proportions, and incorporates two separate double-glazed windows to both the front and side, alongside a wall-mounted radiator and a wood laminate flooring laid throughout.

The accommodation further comprises:

BEDROOM THREE 9' 3" x 6' 6" (2.82m x 1.98m) Bedroom Three comprises of a double-glazed window to side, a wall-mounted radiator, and a fitted carpet.

FAMILY BATHROOM 6' 8" x 5' 6" (2.03m x 1.68m) This sleek and stylish Family Bathroom is of a modern design, and benefits from a fitted T.V screen and speakers, as well as bountiful natural light which is provided via the double-glazed window to front. Further encompassing a low-level W/C, a hand-wash basin, a heated towel rail, and a fitted bath (with shower attachment). The part-tiled walls and fully-tiled flooring again ensure easy upkeep.

TOP FLOOR LANDING The Top Floor Landing offers a sumptuous fitted carpet and access into Bedrooms 4 & 5.

BEDROOM FOUR 14' 0" x 12' 0" (4.27m x 3.66m) The Fourth Bedroom, which is again a double, is flooded with natural light due to the two separate double-glazed 'Velux' windows to front. Further benefiting from an abundance of eaves storage, a radiator, fitted carpet and direct access into the adjoining en-suite.

EN-SUITE 2 15' 0" x 4' 0" (4.57m x 1.22m) The 2nd En-Suite to this property is a delightful bonus and has to be seen to be fully appreciated. Encompassing a double-glazed 'Velux' window to front, a low-level W/C, a hand-wash basin, a heated towel rail, as well as a walk-in shower cubicle, the finishing touches are provided by the part-tiled walls and fully-tiled flooring.

BEDROOM FIVE 12' 0" x 7' 0" (3.66m x 2.13m) Bedroom Five comprises of a double-glazed 'Velux' window to side, a radiator, a fitted carpet, as well as eaves storage and a range of fitted wardrobes.

GARDEN The easy to maintain and picturesque Rear Garden is divided into two distinct sections. Incorporating a patio area (which is ideal for BBQ's and outdoor dining), as well as a low-maintenance lawned area (which provides the ideal location to enjoy the summer months). Both of these areas offer a relaxing space in which to make the most of your peaceful surroundings, whilst the Garden itself is finished off with gated side-access, and plumbing for a hot-tub Jacuzzi. Please Note: The Hot-Tub is not included in the sale but can be negotiated for.

FRONT GARDEN AND PARKING The Front Garden has been beautifully designed to maximise this properties kerb-appeal, and further benefits from 2 allocated parking spaces to the side.

Important Note

We have not tested any services or appliances at this property. We strongly recommend that all the information which we provide is verified by yourself on inspection, and by your Surveyor and Conveyancer.

Measurements

Please note that all measurements are approximate.

