

Guide price £1,250,000
Wilmington, Kent



 5
Bedrooms

 4
Bathrooms

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Guide Price: £1,250,000 to £1,350,000

Tenure: Freehold

Birchwood Road, Wilmington

McConnells are delighted to offer to the market this beautiful and spacious 4/5 bedroom detached house which has been individually built to an exacting standard by the current owners who have created a warm and inviting home.

The property is situated on the highly desirable and prestigious Birchwood Road, Wilmington and offers over 2700 sq ft of living space.

On entry you are met with a bright and spacious entrance hall leading into the first reception room which is open plan giving a distinct contemporary feel. The theme continues with the well proportioned accommodation being presented in immaculate condition throughout.

Viewings are highly recommended.

Entrance Hall:

Glazed double doors leading into the main entrance hall with bespoke oak and glass staircase with feature slate wall. Open plan to the first reception room, tiled floor with under floor heating.

Lounge: 4.070 x 7.920m 13.4' x 26,

Double glazed bay window to front, tiled floor with under floor heating, feature fire place and inset downlights

Reception Room 2/Bedroom 5: 3.010 x 5.560m 9.11' x 11.8'

Double glazed window to the rear, wood plank effect floor covering, radiator

Media Room: 8.410 x 3.220m 12.7' x 10.7'

Double glazed windows to front and rear, wood plank effect floor covering, radiator, inset downlights

Ground Floor Bathroom: 3.010 x 1.930m 9.11' x 6.4'

Double glazed window to side, Whirlpool spa bath, luxury chrome taps, wash hand basin on floating vanity unit, corner shower cubicle, WC, heated towel rail, tiled floor with under floor heating

Kitchen/Breakfast Room: 5.950 x 6.200m 19.6' x 21.1'

Double glazed window to rear, Bi-folding doors to side which open onto the garden patio area plus sliding doors leading to the conservatory. Range of grey wall and base units with large central island/breakfast bar and quartz work surfaces. Neff appliances to include induction hob, two double ovens, built in microwave oven and wine cooler, Monobloc tap, Karndean floor covering with under floor heating

Conservatory: 2.790 x 5.700m 9.2' x 18.8'

Generous size with views towards the rear garden and patio, Slate feature walls, Karndean floor covering with under floor heating

First floor Galleried Landing:

Slate feature wall continuing from the ground floor to first floor. Bespoke oak and glass staircase, arched double glazed window to side and window to front, fitted carpet

Master Bedroom: 4.730 x 5.500m 15.6' x 18.1'

Dual aspect with ensuite wet room/shower room and dressing area, built in storage cupboards in white high gloss finish, inset downlights, radiator, fitted carpet, dressing area with shelving and hanging space, inset downlights

Master Bedroom ensuite wet room/Shower Room :

Fully tiled walls and floor, wash hand basin with chrome monobloc tap, WC, shower fitting and controls, radiator

Bedroom 2: 3.840 x 3.220m 12.7' x 10.7'

Double glazed window to front, radiator, dressing area with shelving and hanging space, inset down lights

Bedroom 3: 4.190 x 3.790m 13.9' x 12.5'

Double glazed window to front, wood plank effect floor covering, radiator, dressing area with shelving and hanging space, inset down lights, Jack & Jill ensuite wet room/shower room

Bedroom 4: 3.210 x 3.790m 10.6' x 12.5'

Double Glazed window to rear, wood plank effect floor covering, radiator, dressing area with shelving and hanging space, Jack & Jill ensuite wet room/ shower room

Jack & Jill Wet Room/Shower Room:

Double glazed window to side, fully tiled floor and walls, shower fittings and controls, wash hand basin and vanity unit, WC

Family Bathroom: 3.110 x 2.530m 10.2' x 8.4'

Double glazed window to the rear, Luxury fitted bathroom with roll top bath, feature slate wall, corner shower cubicle, wash hand basin and vanity unit, heated towel rail, WC, Karndean floor covering

Front Garden:

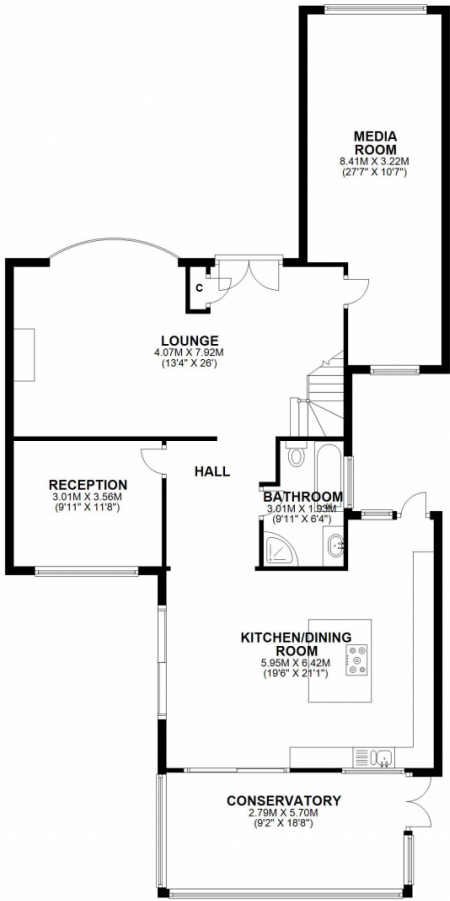
Large block paved driveway providing ample off street parking, double detached garage, mature trees and hedges plus external lighting

Rear Garden:

Approximately 180 ft in length, Generous size paved patio area with steps leading to laid lawn with mature shrubs and plants

Disclosure notice: A staff member of the selling agent is the vendor and as a result has an added interest in the property.

GROUND FLOOR
APPROX. 132.3 SQ. METRES (1423.6 SQ. FEET)



FIRST FLOOR
APPROX. 115.0 SQ. METRES (1238.0 SQ. FEET)



TOTAL AREA: APPROX. 247.3 SQ. METRES (2661.5 SQ. FEET)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	72	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

