



**Appleton Drive, Wilmington, Kent, DA2 7EN**  
**Guide Price £575,000-£600,000**

**Three-bedroom detached house located within a popular development, in the heart of the semi rural village of Wilmington, with access to its popular local amenities including Wilmington Primary and Grammar Schools. An ideal family home, the property offers potential to extend subject to relevant planning consents, with current accommodation comprising of entrance hall, ground floor wc, two reception rooms, fitted kitchen and separate utility room. To the first floor there is a bathroom and three bedrooms - the master with ensuite. Additional benefits to note include double glazing, gas central heating, off street parking, front and rear gardens, integral garage and no chain. Viewing is recommended.**

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Ref: BX11111430

If you are thinking of selling or letting your home, Park Estates will be pleased to provide you with a free market appraisal and advice without obligation.



**Entrance Hall**

Double glazed front door. Carpet. Coving. Radiator. Double glazed frosted window to side. Understairs storage cupboard.

**Ground Floor WC**

Carpet. Double glazed frosted window to side. Low level wc. Wall mounted wash hand basin. Radiator.

**Reception 1**

**14' 7" x 9' 10" (4.44m x 2.99m)** Carpet. Radiator. Coving. Double glazed window to front.

**Reception 2**

**10' 9" x 8' 4" (3.27m x 2.54m)** Carpet. Coving. Radiator. Double glazed patio doors to rear.

**Conservatory**

Double glazed doors to rear. Laminate flooring.

**Kitchen**

**10' 8" x 7' 10" (3.25m x 2.39m)** Vinyl flooring. Double glazed window to rear. Range of wall and base units. Double inset sink, drainer and mixer taps. Gas hob. Electric fan oven. Extractor hood. Integral fridge and separate integral freezer. Part tiled walls.

**Utility Room**

**8' 5" x 6' 11" (2.56m x 2.11m)** Vinyl flooring. Plumbing for washing machine and space for tumble dryer. Range of wall and base units. Part tiled walls. Integral sink, drainer and mixer taps. Double glazed window to rear. Double glazed door to rear. Internal access door to garage.

**Landing**

Airing cupboard. Carpet. Loft access. Double glazed window to side. Storage cupboard.



**Bedroom 1**

**10' 9" x 9' 6" (3.27m x 2.89m)** Carpet. Fitted wardrobes. Radiator. Double glazed window to front.

**Ensuite**

Carpet. Shower cubicle. Low level wc. Pedestal wash hand basin. Part tiled walls. Radiator. Double glazed frosted window to side. Extractor fan.

**Bedroom 2**

**9' 6" x 9' 5" (2.89m x 2.87m)** Carpet. Radiator. Double glazed window to rear.

**Bedroom 3**

**7' 8" x 6' 3" (2.34m x 1.90m)** Carpet. Radiator. Double glazed window to front.

**Bathroom**

Carpet. Part tiled walls. Panelled bath. Low level wc. Pedestal wash hand basin. Double glazed frosted window to rear. Radiator. Extractor fan.

**Garden**

Two separate patio areas. Laid to lawn. Shrubs. Side access. Outside tap.

**Front Garden**

Off street parking for one car. Shrubs. Light.

**Garage**

**17' 4" x 8' 5" (5.28m x 2.56m)** Integral. Up and over door. Wall mounted boiler.

**Council Tax**

Band F.

