



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		73 C	81 B



Brackendene, Wilmington, Kent, DA2 7NB
Guide Price £850,000-£900,000

Occupying a generous plot in a much sought after location is this stunning five bedroom detached home, which has been extended and tastefully renovated throughout by the current vendors. An ideal family home, this superb property comprises of entrance porch, entrance hall, luxury family bathroom, two generous reception rooms, bedroom 5 / reception 3, luxury fitted kitchen / diner and a separate utility room. To the first floor there is a shower room and three double bedrooms - the master boasting a 'Juliette' balcony and an ensuite. The property is located within walking distance of popular local schools and shops, and is conveniently accessible for transport links. Additional benefits to notice include double garage to the rear, sweeping in and out driveway, landscaped front and rear gardens, double glazing, gas central heating, and a log burner. Viewing is highly recommended.

Ref: BX1111126

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 Porch

Double glazed composite front door. Laminate flooring. Spotlights. Double glazed window to side.

Entrance Hall

Double glazed composite front door. Laminate flooring. Coving. Spotlights. Storage cupboard. Radiator with cover. Wall mounted feature radiator.

Reception 1

21' 4" x 14' 4" (6.50m x 4.37m) Laminate flooring. Double glazed patio doors to rear. Two double glazed frosted windows to side. Coving. Log burner. Radiator with cover.

Reception 2 / Bedroom 5

14' 1" x 13' 4" (4.29m x 4.06m) Double glazed bay window to front. Laminate flooring. Radiator with cover. Coving.

Reception 3 / Bedroom 4

11' 2" x 10' 6" (3.40m x 3.20m) Double glazed window to front. Laminate flooring. Radiator. Coving.

Kitchen

20' 10" x 18' 7" (6.35m x 5.66m) Two double glazed windows to side. Double glazed window to rear. Double glazed French doors to rear. Radiator. Laminate flooring. Quartz work surfaces and breakfast bar. Range of high gloss wall and base units. Radiator. Coving. Spotlights. 'Smeg' rangemaster cooker. Extractor hood. Integrated dishwasher. Two radiators - one with cover. Coving. Spotlights. Inset sink, and mixer tap. Instant hot tap. Part tiled walls.

Utility Room

Laminate flooring. Double glazed frosted door and window to side. Base units. Plumbed for washing machine and space for tumble dryer. Quarts work surfaces. Inset sink and mixer taps. Wall mounted boiler. Extractor fan.

Bathroom

Tiled flooring. Part tiled walls. Double glazed frosted window to side. Low level wc. Corner bath. Wash hand basin in vanity unit. Coving. Spotlights. Heated towel rail. Fitted LED TV.



Landing

Accessible space with feature LED lighting. Spotlights.

Bedroom 1

20' 2" x 10' 11" (6.14m x 3.32m) Carpet. Double glazed velux window to front and French doors to 'Juliette' balcony to the rear. Eaves storage. Radiator.

Ensuite

Fully tiled. Shower cubicle. Wash hand basin in vanity unit. Low level wc. Double glazed frosted window to rear. Heated towel rail. Spotlights. Extractor fan.

Bedroom 2

17' 8" x 9' 8" (5.38m x 2.94m) Carpet. Radiator. Double glazed window to rear.

Bedroom 3

12' 1" x 10' 11" (3.68m x 3.32m) Double glazed window to front. Carpet. Radiator. Wardrobe.

Shower Room

Fully tiled. Heated towel rail. Low level wc. Wash hand basin in vanity unit. Double glazed window to front. Shower cubicle. Spotlights. Extractor fan.

Garden

120' 0" x 50' 0" (36.55m x 15.23m) Shed. Landscaped secluded rear garden. Block paved patio and driveway to garage. Lawn. Shrubs. Outside tap. Side access.

Garage

19' 0" x 19' 0" (5.79m x 5.79m) Double garage with double doors.

Front Garden

Block paved. Sweeping in and out driveway with ample off street parking. Feature lighting.

Council Tax

Band F.

