



Darland Farm Yard

Pear Tree Lane | Hempstead | ME7 3PP



Darland Farm Yard

Pear Tree Lane, Hempstead, ME7 3PP

Guide Price £900k to £950k

Freehold

Robinson Michael and Jackson are proud to offer this stunning four/five bedroom detached bungalow which forms part of the incredible Darland Farm Yard Development overlooking the Banks.

Benefitting from:

- 2508 Square Feet
- 0.29 Acre Plot
- Private Road
- Views across Darland Banks
- Stunning Kitchen/Living Room with Vaulted Ceiling
- High Spec Finish
- 6 years unexpired Building Warranty
- High Energy Efficiency Rating with Air Source Heat Pump and Underfloor Heating
- Bi-Folding Doors
- Electric Gates and Large Driveway
- Landscaped Gardens complete with Outdoor Kitchen and Gazebo
- Council Tax: G
- EPC Rating: B



Accommodation

Entrance Double glazed door to front.

Entrance Hall Three double glazed windows to front. Two fitted storage cupboards. Wooden flooring.

Cloakroom 2.03m x 1m (6'8" x 3'3") Spotlights. Low level WC. Wall mounted wash basin.

Kitchen/Living/Dining 9.93m x 7.62m (32'7" x 25') Double glazed bi-folding doors to front. Three double glazed windows to front. Three Velux windows. Range of high gloss wall and base units with granite worktops over. Island with breakfast bar. Integrated fridge freezer and dishwasher. Fitted double oven and hob. One and a half bowl stainless steel sink unit. Glass Splashback. Wood flooring.

Utility Room Double glazed Velux window. Range of wall and base units. Stainless steel sink. Glass splashback. Space for washing machine and tumble dryer. Wood floor.

Master Bedroom 5.08m x 5.05m (16'8" x 16'7") Double glazed bifolding doors to front. Vaulted ceilings (13'9") double glazed window to front.

Dressing Room One 2.9m x 1.35m (9'6" x 4'5") Fitted hanging and storage.

Dressing Room Two 2.9m x 1.24m (9'6" x 4'1") Fitted hanging and storage.

Master En Suite 2.36m x 1.96m (7'9" x 6'5") "His and Her" wash basins. Low level WC. Freestanding bath. Heated towel rail. Tiled walls and floor.

Bedroom Two 4.7m x 3.68m (15'5" x 12'1") Two double glazed windows to front. Built in wardrobe. Carpet.

En Suite 1.96m x 2.18m (6'5" x 7'2") Double glazed window to side. Low level WC.

Bedroom Three 4.67m x 3.4m (15'4" x 11'2") Two double glazed windows to front. Built in wardrobe. Carpet.

Bedroom Four 4.98m x 3.07m (16'4" x 10'1") Two double glazed windows to front. Carpet.

Bathroom 2.16m x 1.4m (7'1" x 4'7") Smooth ceiling. Inset





spotlights. Low level WC. Pedestal hand wash basin. Bath with shower over. Tiled walls and flooring.

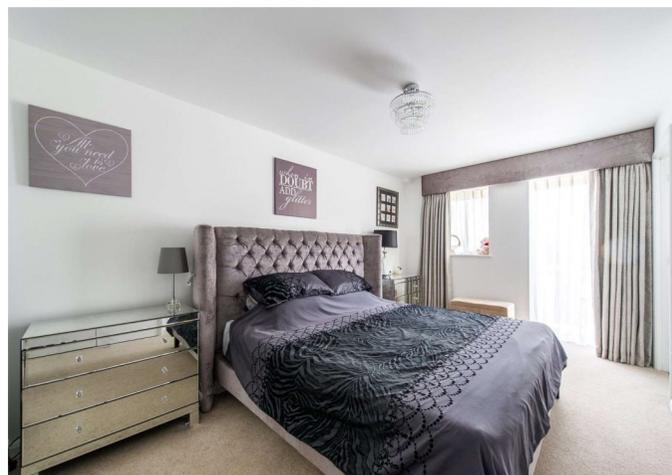
Lounge/Bedroom Five 6.25m x 4.62m (20'6" x 15'2")
Double glazed bifolding doors to front. Carpet.

Shower Room 2.34m x 1.04m (7'8" x 3'5") Low level WC.
Pedestal hand wash basin. Walk in shower cubicle. Tiled walls and flooring.

Exterior

Garden 38.1m x 17.68m (125' x 58') Landscaped garden.
Two large patio areas. Outdoor kitchen. Gazebo. Astro turf area. Sleeper boarders. Various trees and mainly laid to lawn. Large wooden shed.

Driveway Electric gates. Tarmac driveway for several vehicles.





Important Notice

These particulars do not form part of an offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements, journey times or distances are approximate. The text, images, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. References to tenure are based on information supplied by the seller. Buyer should verify all information themselves by inspection or otherwise prior to a legal commitment to purchase. Photos and images are subject to copyright.



**READY TO MOVE?
Scan to instruct us**

**FOR MORE INFORMATION
CONTACT US TODAY.**

Lee Franklin - Branch Manager

01634 263000

Robinson Michael & Jackson
17 High Street,
Rainham,
Kent ME8 7HX

rainham@robinson-jackson.com

SALES | MORTGAGES | LEGALS

ROBINSON MICHAEL & JACKSON



Ground Floor

