



# Lister Drive

Northfleet | Kent | DA11 8FF



# Lister Drive

Northfleet, Kent, DA11 8FF

Guide Price £375,000 - £400,000

Freehold

This modern three-bedroom mid terraced house with own driveway to front and double-glazed conservatory to rear is situated in the popular Springhead Park Development.

## Benefitting from:

- Total Square Footage: 975.0 Sq. Ft.
- Entrance Hall
- Ground Floor Cloakroom
- Lounge/Diner
- Modern Fully Fitted Kitchen
- Double Glazed Conservatory
- First Floor Bathroom
- En-Suite Shower Room
- Driveway to Front
- Walk to Ebbsfleet Station
- Viewing Recommended
- Council Tax: D
- EPC Rating: C



## Accommodation

**Entrance Hall:** Double glazed entrance door into hallway. Tiled flooring. Carpeted staircase to first floor. Door to: -

**Ground Floor Cloakroom:** 2.2m x 0.91m (7'3" x 3') Frosted double glazed window to front. Low level w.c. Wash hand basin. Radiator. Tiled flooring.

**Lounge:** 5.54 (18'2") m x 3.58 (11'9") m (Widening to 4.62 (15'2") m) Double glazed French doors to conservatory. Two radiators. Under-stairs cupboard. Tiled flooring.

**Conservatory:** 3.86m x 2.97m (12'8" x 9'9") Double glazed French doors to garden. Wall heater. Power points. Laminate wood flooring.

**Kitchen:** 2.54m x 2.5m (8'4" x 8'2") Double glazed window to front. Modern fitted wall and base units with work surface over. Built-in oven, microwave, grill, oven and hob with extractor hood over. Integrated fridge. Integrated freezer. Integrated dishwasher. Built-in washing machine. 1 1/2 bowl sink and drainer unit with mixer tap. Inset spotlights. Tiled flooring.

**First Floor Landing:** Access to part boarded loft via retractable ladder. Built-in airing cupboard. Doors to: -

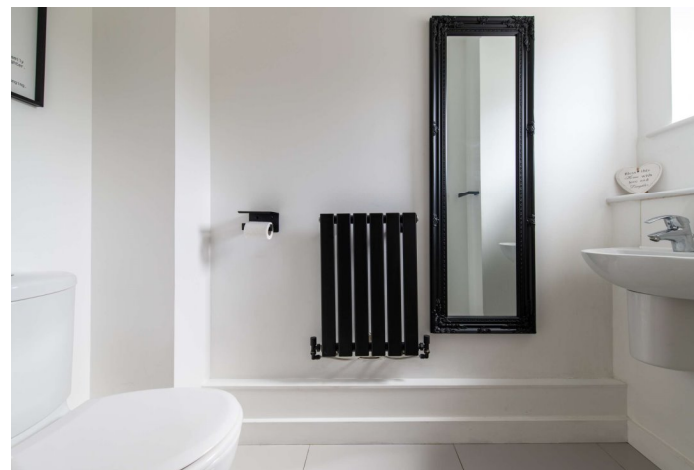
**Bedroom 1:** 3.58m x 3.35m (11'9" x 11') Double glazed window to rear. Carpet. Radiator. Wardrobes to remain. Door to: -

**En-suite:** 2.3m x 0.94m (7'7" x 3'1") Frosted double glazed window to rear. Tiled shower area. with handheld attachment and overhead spray. Wash hand basin. Low level w.c Heated towel rail. Inset spotlights. Tiled flooring.

**Bedroom 2:** 3.15m x 2.57m (10'4" x 8'5") Double glazed window to front. Radiator. Carpet.

**Bedroom 3:** 2.2m x 1.98m (7'3" x 6'6") Double glazed window to front. Radiator. Carpet.

**Bathroom:** 2.34m x 1.4m (7'8" x 4'7") White suite comprising panelled bath with mixer tap and shower attachment. Vanity wash hand basin with cupboard below. Low level w.c. Heater. Laminate wood flooring. Inset spotlights.





## Exterior

Rear Garden: Approx. 30ft: Laid to lawn. Decked patio area to rear. Fenced. BBQ and bar area. Shed to rear.

Parking: Own driveway to front for one car. Five visitor parking bays opposite.

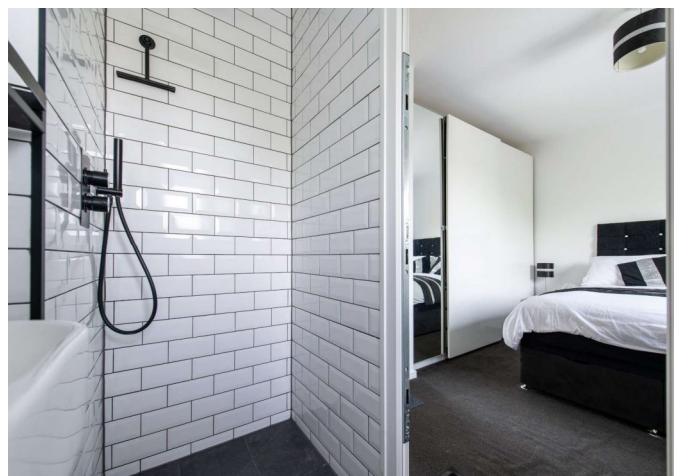
## Additional Information

Springhead Park was the first residential community in Ebbsfleet Garden City combining stylish living, masses of open green space with close proximity to rail links to the capital and excellent local amenities for modern lifestyles.

High Speed One is available from Ebbsfleet International rail station and offers fast services into London St. Pancras in just 19 minutes. A bridge that links Springhead Park directly to Ebbsfleet International and is within 10 minutes' walk.

Council Tax - D

EPC Rating - C





## 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.

## Location



(All distances & times are approximates)

## FOR MORE INFORMATION CONTACT US TODAY.

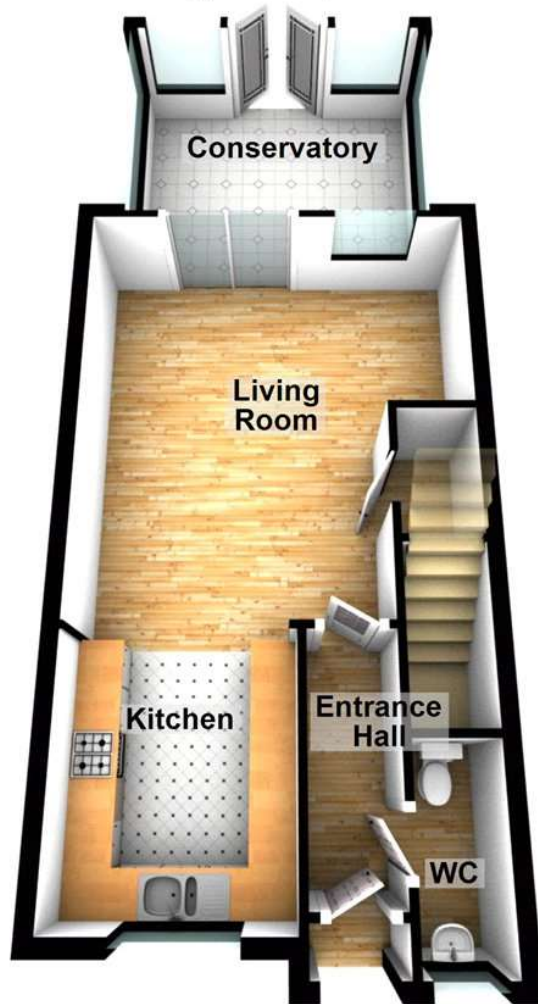
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**ROBINSON MICHAEL & JACKSON**

### Ground Floor

Approx. 558.8 sq. feet



### First Floor

Approx. 416.2 sq. feet



Total area: approx. 975.0 sq. feet

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