



Hamelin Road

Darland | Kent | ME7 3EX



Hamelin Road

Darland, Kent, ME7 3EX

Offers Over £550,000
Freehold

Robinson Michael and Jackson are proud to offer this stunning four-bedroom family home which has been renovated to the highest of standards in the ever-popular area of Darland.

Benefitting from:

- 1357 Square Feet
- Tucked Away from the Road
- Incredible Finish Throughout
- Large Kitchen/Diner with Integrated Appliances
- Quartz Worktops
- Garage and Large Driveway
- Viewing Highly Recommended
- Council Tax:
- EPC Rating: C



Accommodation

Entrance Porch Double glazed door to side. Tiled floor.

Entrance Hall Stairs to first floor. Radiator. Tiled floor.

Downstairs Cloakroom 2.16m x 1m (7'1" x 3'3") Double glazed window to front. Low level WC. Pedestal hand wash basin. Heated towel rail. Tiled walls and floor.

Lounge 5.9m x 3.58m (19'4" x 11'9") Two double glazed windows to front. Media wall. Electric fire. Radiator. Carpet.

Kitchen/Diner 6.15m x 5.9m (20'2" x 19'4") Double glazed doors to rear. Range of wall and base units with quartz worktops over. Integrated appliances to include; double oven, hob, dishwasher, washing machine and tumble dryer. Space and plumbing for American style fridge/freezer. Harvey Maria flooring.

Playroom 2.74m x 2.64m (9' x 8'8") Double glazed doors to rear. Radiator. Harvey Maria flooring.

Landing Carpet.

Master Bedroom 3.7m x 3.05m (12'2" x 10') Double glazed window to rear. Radiator. Carpet.

Ensuite 2.67m x 1m (8'9" x 3'3") Double glazed window to side. Low level WC. Pedestal hand wash basin. Walk in shower cubicle. Heated towel rail. Tiled walls and floor.

Bedroom Two 3.7m x 2.62m (12'2" x 8'7") Double glazed window to front. Fitted wardrobes. Radiator. Carpet.

Bedroom Three 3.89m x 2.06m (12'9" x 6'9") Double glazed window to rear. Radiator. Laminate floor.

Bedroom Four 3.66m x 2.13m (12' x 7') Double glazed window to front. Radiator. Laminate floor.

Family Bathroom 2.67m x 1.9m (8'9" x 6'3") Double glazed window to side. Low level WC. Pedestal hand wash basin. Walk in shower. Panelled bath with built in mirror TV. Heated towel rail. Tiled walls and floor.



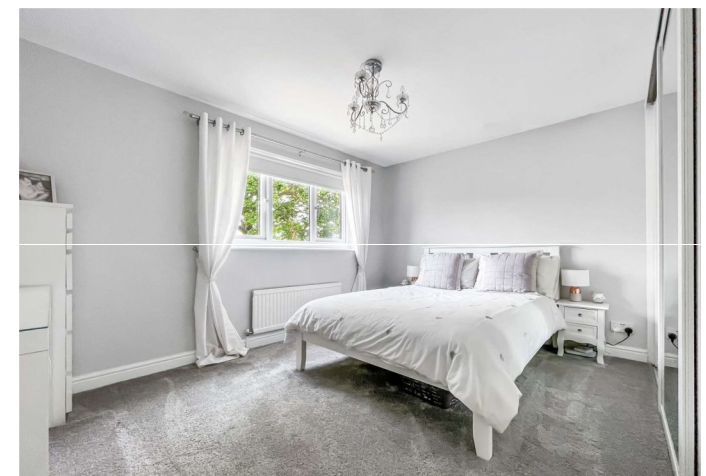
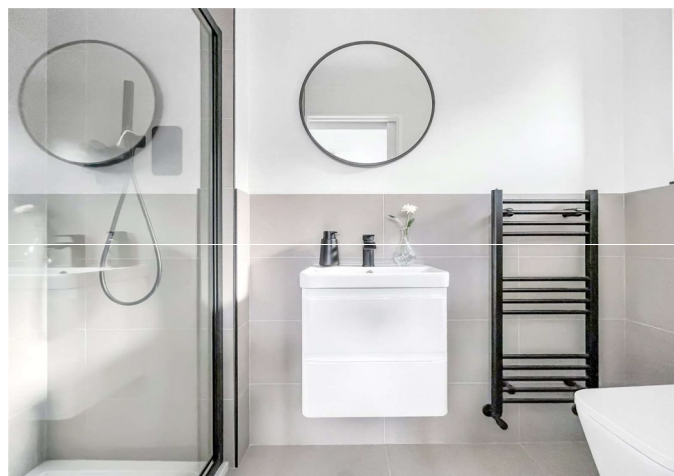
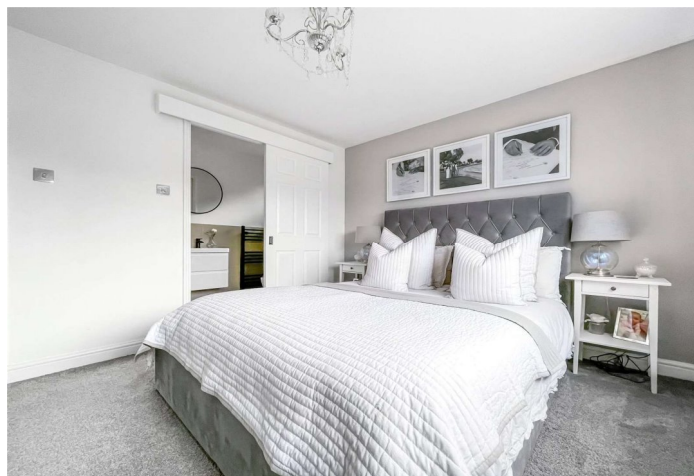


Exterior

Rear Garden 11.28m (37') Patio area. Sleeper boarders. Laid to lawn area. Side access. Door to garage.

Garage Electric roller door. Light and power.

Driveway Block Paved to side and front for several cars.





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.



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Lee Franklin - Branch Manager

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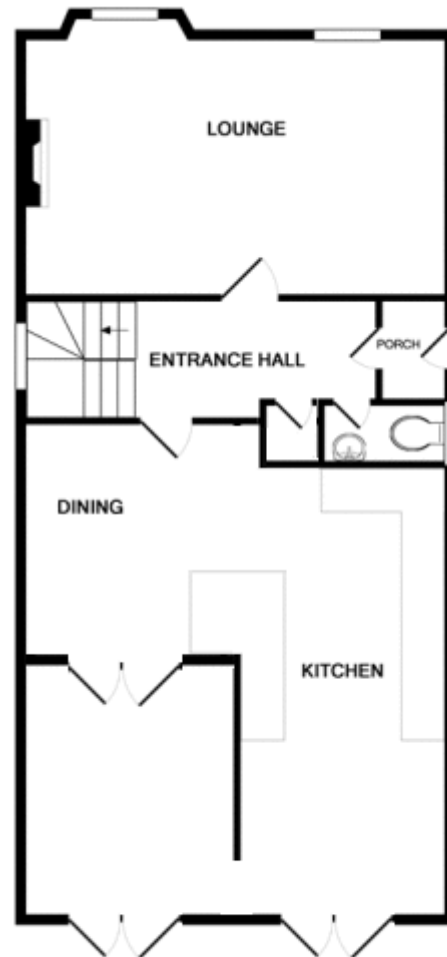
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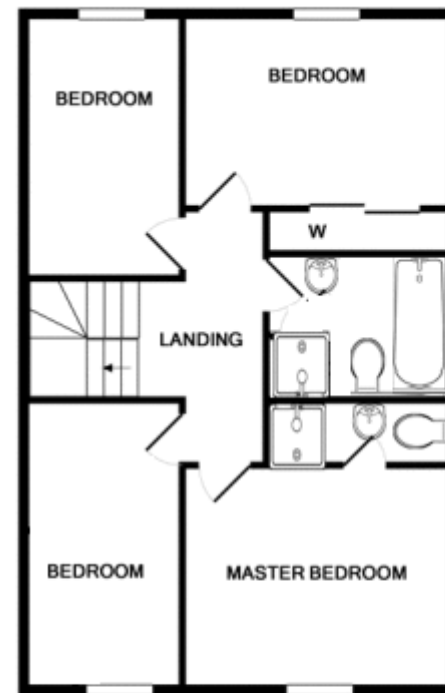
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GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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