



Outred Place

Castle Hill | Ebbsfleet Valley | DA10 1DN





Outred Place

Castle Hill, Ebbsfleet Valley, DA10 1DN

Offers in excess of £525,000
Freehold

Robinson Jackson is excited to present this spacious four-bedroom semi detached family home. Nestled along the edge of the development, this property boasts captivating direct lake views.

This home is tailor-made for growing families, strategically located within walking distance of Jubilee Park and Cherry Orchard Primary School. With the picturesque lake right on your doorstep, this opportunity is truly a rarity within the development.

Upon entering, an inviting entrance lobby leads you into a well-appointed kitchen that seamlessly flows into an open-plan family/dining area. Double doors open to the rear garden, providing an ideal setting for hosting summer BBQs with friends or keeping a watchful eye on the children at play. A guest cloakroom and a convenient under stairs storage cupboard complete this well-thought-out layout.

Heading to the first floor, you'll find a spacious living room featuring a Juliet balcony, a generously sized bedroom, and a main bathroom. The top floor boasts the main bedroom with its own ensuite, two additional bedrooms, and a well-equipped shower room. This home offers a blend of comfort and modern living across its multiple levels.

The property also includes the added convenience of a driveway for two cars plus a garage that could be used for storage or an extra vehicle.

Call our Robinson Jackson Ebbsfleet Garden City team or pop down to our office located on Castle Hill to arrange your viewing and find out more.

Benefitting from:

- Large family/dining area
- Modern kitchen
- Separate first floor living room
- Main bedroom with ensuite shower room
- 3 further bedrooms
- Separate bathroom
- 2 parking spaces
- Approx 1389 sq. ft



Accommodation

Entrance Hall: Radiator. Cupboard housing electrics. Karndean flooring.

Cloakroom: 1.83m x 1.24m (6' x 4'1") Low level WC. Pedestal wash hand basin. Radiator. Part tiled walls. Spotlights. Karndean flooring.

Open Plan Lounge/Dining: 4.88m x 4.3m (16' x 14'1") Double glazed doors to garden. Double glazed window to rear. Karndean flooring.

Kitchen Area: 3.35m x 2.74m (11' x 9') Double glazed window to front. Range of matching wall and base units with complimentary work surface over. Stainless steel sink with drainer. Integrated electric oven and grill, gas hob and extractor. Integrated fridge freezer. Integrated dishwasher. Integrated washing machine. Radiator. Understairs storage cupboard. Part tiled walls. Spotlights. Karndean flooring.

Landing: Double glazed window to side and front. Airing cupboard. Radiator. Carpet.

Lounge: 4.88m x 3.05m (16' x 10') Double glazed window to rear. Double glazed doors to Juliet style balcony. Two radiators. Carpet.

Bedroom Two: 3.33m x 2.74m (10'11" x 9') Double glazed window to front. Radiator. Carpet.

Bathroom: Low level WC. Floating wash hand basin. Panelled bath with fitted shower and shower screen. Heated towel rail. Part tiled walls. Spotlights. Karndean flooring.

Landing: Double glazed window to side. Loft access. Radiator. Carpet.

Bedroom One: 3.96m x 3.05m (13' x 10') Double glazed window to front. Built in wardrobes. Radiator. Carpet.

Ensuite: Double glazed frosted window to front. Low level WC. Floating wash hand basin. Shower cubicle. Heated towel rail. Part tiled walls. Spotlights. Karndean flooring.

Bedroom Three: 3.02m x 2.44m (9'11" x 8') Double glazed window to rear. Built in wardrobes. Radiator. Carpet.





Bedroom Four: 3.02m x 2.16m (9'11" x 7'1") Double glazed window to rear. Radiator. Carpet.

Shower Room: Low level WC. Pedestal wash hand basin. Shower cubicle. Heated towel rail. Part tiled walls. Spotlights. Karndean flooring.

Exterior

Rear Garden: Approximately 30ft. Mainly paved. Decked seating area. Outside tap. Outside lighting. Rear gated access.

Garage and driveway

Additional Information

Dartford Borough Council - Tax Band F

The boiler is located in the Kitchen

Total floor area: 132 sq. metres

The current vendor pays an estate charge of approximately £800 per annum.

EPC Rating - B





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.

Robert Browning - Partner

01322 624440

Robinson Jackson
39 High Street,
Swanscombe
Kent, DA10 OAG

swanscombe@robinson-jackson.com

SALES | MORTGAGES | LEGALS

ROBINSON-JACKSON



Ground Floor



First Floor



Top Floor

