



# Lapis Close

Chalk | Kent | DA12 4UF



# Lapis Close

Chalk, Kent, DA12 4UF

£475,000

Freehold

Nestled in a desired residential cul-de-sac is this rarely available 4 bedroom detached residence with landscaped rear garden. Garage and driveway to front. Viewing recommended.

## Benefitting from:

- Total Square Footage: 1612.9 Sq Ft.
- Rarely Available
- Cul-De-Sac Location
- Detached House
- 4 Well Proportioned Bedrooms
- 2 Bathrooms
- Garage and Driveway
- Landscaped Rear Garden
- Council Tax: E
- EPC Rating: D



## Accommodation

**Entrance Hall:** 4.47m x 2.08m (14'8" x 6'10") Double glazed entrance door into hallway. Carpet. Under-stairs storage cupboard. Radiator. Stairs to first floor. Doors to: -

**Lounge:** 7.42m x 3.63m (24'4" x 11'11") Double glazed window to front. Double glazed window to side. Electric fireplace to side. Opening into:

**Dining Room:** 3.6m x 3.43m (11'10" x 11'3") Double glazed window to rear and side. Radiator. Carpet. Sideboard to remain.

**Kitchen:** 4.78m x 3.6m (15'8" x 11'10") Double glazed window to rear. Double glazed door to side. Wall and base units with work surface over. Tiled back splash. Sink and drainer unit with mixer tap over. Integrated oven and four ring ceramic hob with stainless steel extractor hood over. Integrated fridge freezer and dishwasher. Built-in cupboard housing boiler. Tiled flooring. Spot lighting.

**GF Bathroom:** 2.6m x 1.78m (8'6" x 5'10") Double glazed frosted window to side. Radiator. Suite comprising shower cubicle. Vanity sink unit with storage under. Low level w.c. Radiator to side. Partly tiled walls. Tiled flooring. Spotlights.

**First Floor Landing:** 4.3m x 3.1m (14'1" x 10'2") Carpet. Loft hatch with pull down ladder to partly boarded loft. Doors to: -

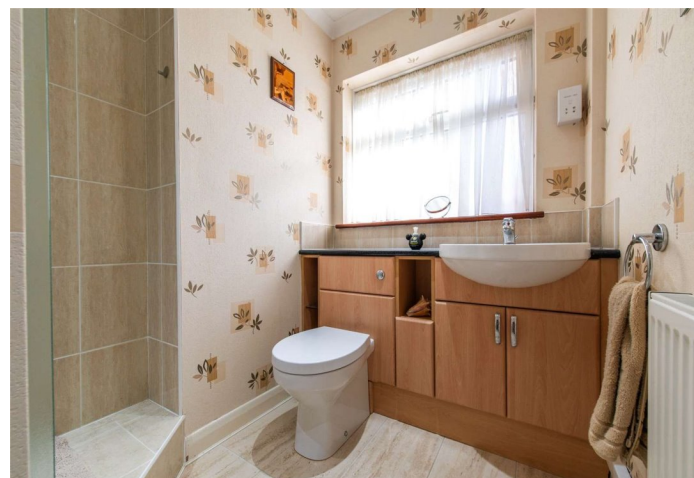
**Bedroom 1:** 4.5m x 3.63m (14'9" x 11'11") Double glazed window to front. Built-in wardrobe & mirror wardrobe to remain. Radiator. Carpet.

**Bedroom 2:** 3.9m x 3.5m (12'10" x 11'6") Double glazed window to front. Radiator. Built-in cupboard and wardrobes. Carpet.

**Bedroom 3:** 3.25m x 2.54m (10'8" x 8'4") Double glazed window to rear. Radiator. Built-in cupboard housing tank. Built-in wardrobe. Carpet.

**Bedroom 4:** 2.8m x 2.64m (9'2" x 8'8") Double glazed window to front. Radiator. Carpet.

**Bathroom:** 3.1m x 1.83m (10'2" x 6') Double glazed frosted window to rear. Suite comprising panelled bath with shower over. Tiled shower cubicle. Vanity sink unit with storage under. Low level w.c. Heated towel rail. Tiled walls. Laminate flooring. Spotlights.





## Exterior

Rear Garden: Approx. 75ft: Patio area. Laid to lawn area. Fishpond. Shed to remain. Greenhouse to remain.

Garage: 16'10 x 8'07: Up and over door. Supplied with power and light. Electric and gas meter.

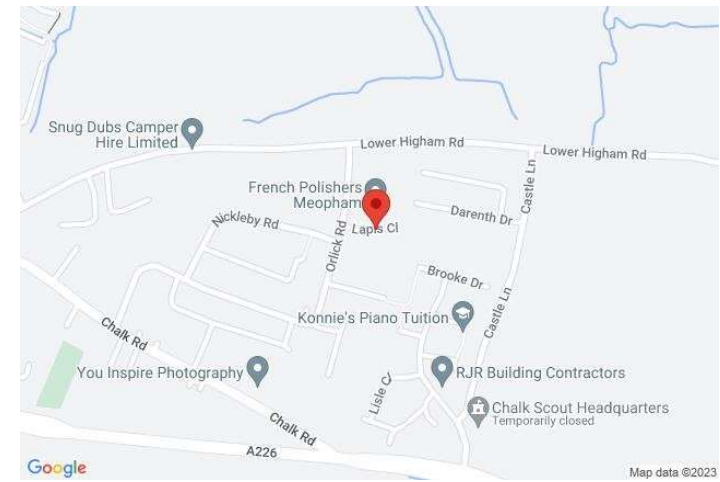
## Additional Information

Chalk is a sought-after village on the edge of Gravesend. Local schools, sport centre and amenities are within a short driving distance. Chalk benefits from many fields nearby which is ideal for walkers and owners with dogs.

Council Tax - E

EPC Rating - D





## 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.

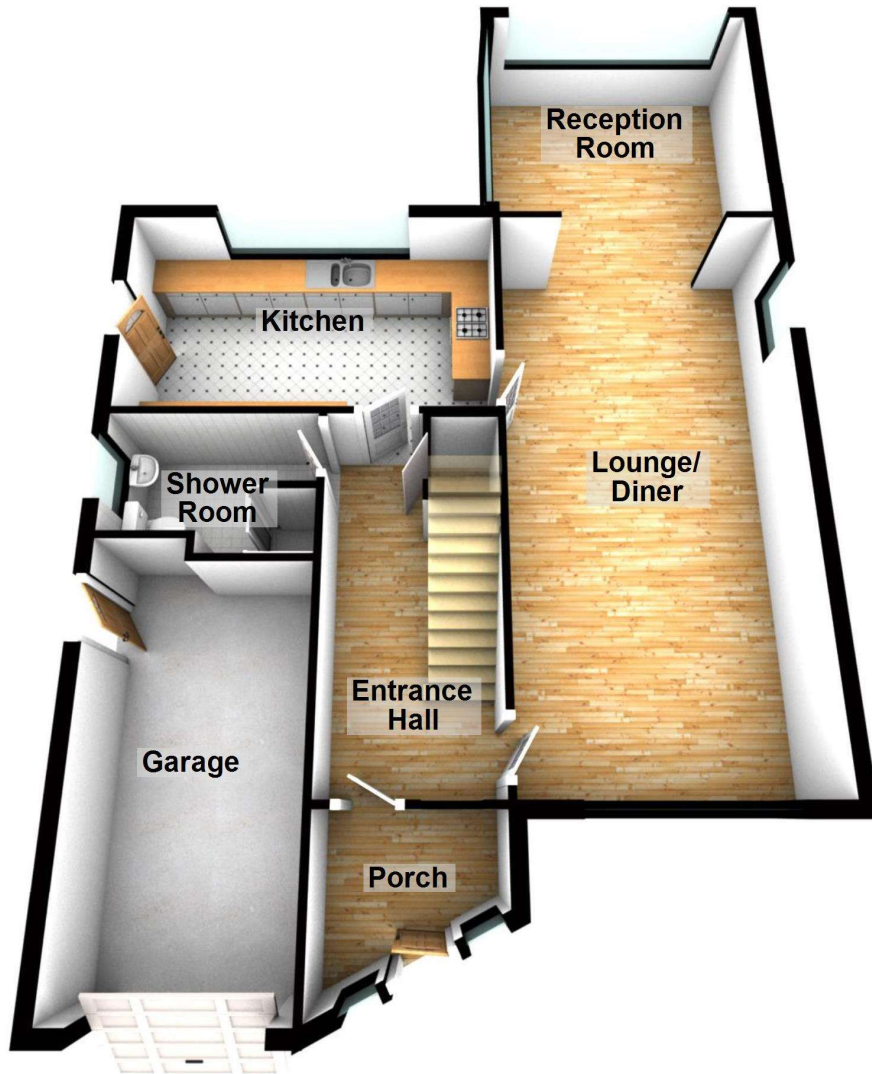
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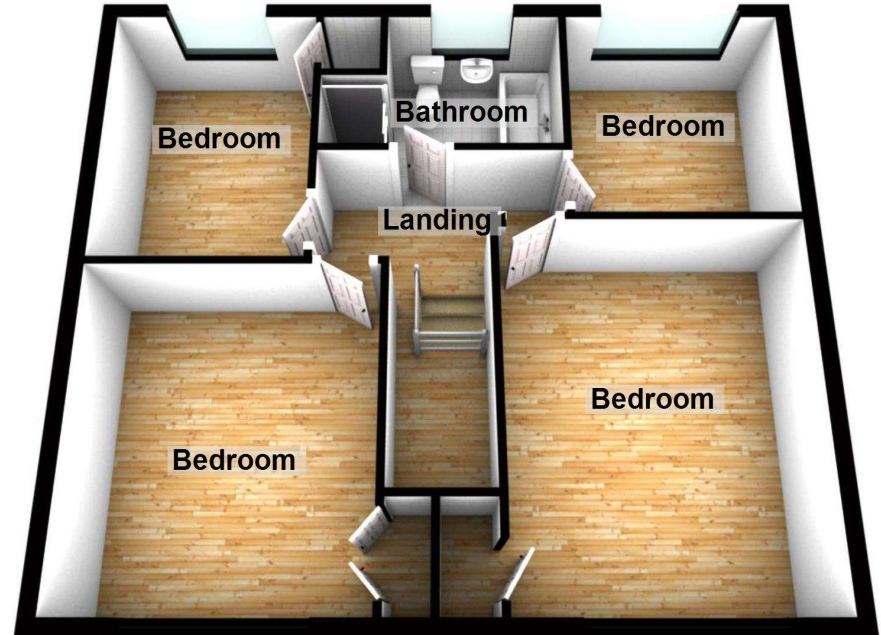
### Ground Floor

Approx. 927.0 sq. feet



### First Floor

Approx. 686.0 sq. feet



Total area: approx. 1612.9 sq. feet

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