



Pepper Hill

Northfleet | Kent | DA11 8EZ



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Northfleet, Kent, DA11 8EZ

Guide Price £450,000 - £475,000
Freehold

Situated in popular Pepper Hill is this well presented four bedroom extended semi-detached house with integral garage via own driveway for two cars. Early viewing advised,

Benefitting from:

- Three Receptions
- Fitted Kitchen/Breakfast Room
- First Floor Family Bathroom
- First Floor Separate Shower Room
- 39' Rear Garden
- Brick Built Outbuilding/Gym
- Good order throughout.
- Close to Schools and Amenities
- Council Tax: D
- EPC Rating: C



Accommodation

Porch: 2.2m x 1.37m (7'3" x 4'6") Entrance door. Radiator. Tiled flooring. Double glazed window to side. Frosted glazed sliding door to lounge.

Lounge: 5.05m x 3.96m (16'7" x 13') Double glazed window to front. Inset open fireplace. Double radiator. Under-stairs cupboard. Staircase to first floor. Coved ceiling. Carpet. Access to dining room.

Dining Room: 3.48m x 2.7m (11'5" x 8'10") Sliding door to reception room 3. Radiator. Carpet. Door to kitchen.

Reception Room 3: 4.88m x 2.7m (16' x 8'10") Double glazed window to side and rear. Double glazed door to garden. Carpet. Wall mounted radiator.

Kitchen/Breakfast Room: 4.04m x 3.05m (13'3" x 10') Double glazed window to rear. Opaque feature window to rear. Modern fitted wall and base units with worktops over. Built-in oven and hob with extractor hood over. Single drainer sink unit with mixer tap. Space for appliances. Tiled flooring.

First Floor Landing: Split level. Carpet. Access to loft. Coved ceiling. Doors to: -

Bedroom 1: 3.94 (12'11") m x 2.51 (8'3") m + Wardrobes Double glazed window to front. Radiator. Fitted mirror wardrobes with sliding doors. Coved and textured ceiling. Carpet.

Bedroom 2: 3.28m x 3m (10'9" x 9'10") Double glazed window to rear. Radiator. Part wood panelled walls. Coved and textured ceiling. Built-in airing cupboard. Carpet.

Bedroom 3: 4.06m x 2.5m (13'4" x 8'2") Double glazed window to front. Radiator. Built-in wardrobe cupboard with mirrored doors. Carpet.

Bedroom 4: 2.95m x 1.93m (9'8" x 6'4") Double glazed window to front. Radiator. Carpet. Built-in cupboard. Coved ceiling.

Bathroom: 2.16m x 1.9m (7'1" x 6'3") Frosted double glazed window to rear. Modern suite comprising free standing bath with mixer tap and handheld shower attachment. Heated towel rail. Tiled walls. Tiled flooring.

Shower Room: 2.46m x 2.3m (8'1" x 7'7") Frosted double glazed window to rear. Walk-in shower cubicle. Pedestal wash hand basin. Low level w.c. Bidet. Heated towel rail. Tiled walls. Tiled flooring.





Exterior

Rear Garden: Approx. 39ft x 26'5 ft: Paved patio area. Laid to astro turf.

Brick built outbuilding/gym: 10'5 x 9'0. Supplied with power and light. Sideway with door to garage.

Garage: 16'6 x 7'11: Integrated garage via own drive for two cars. Up and over door. Wall mounted boiler.

Additional Information

With families flocking to Northfleet and Gravesend for excellent education, the town has some great facilities to match including: -

Cascades Leisure Centre and the Cygnets Leisure Centre both for swimming, gym, classes and fitness training. There are numerous clubs and team sports throughout Northfleet & Gravesend including Ebbsfleet United Football Club, Gravesend Rugby Club and Gravesend Golf Centre.

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.

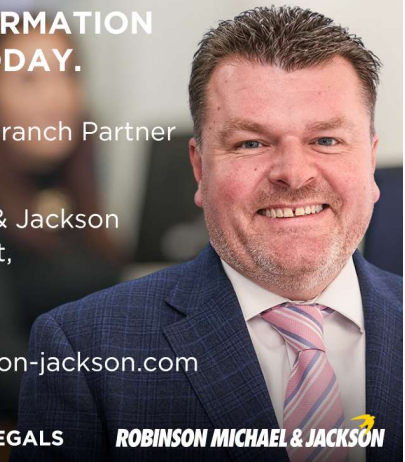
Location



(All distances & times are approximates)

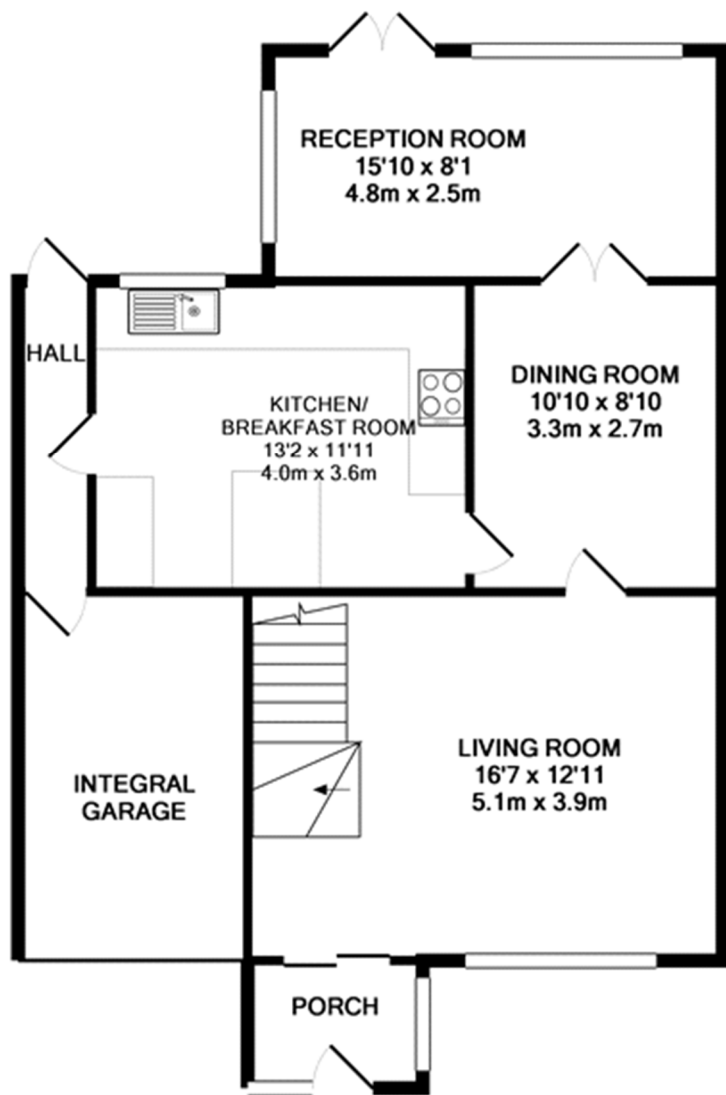
**FOR MORE INFORMATION
CONTACT US TODAY.**

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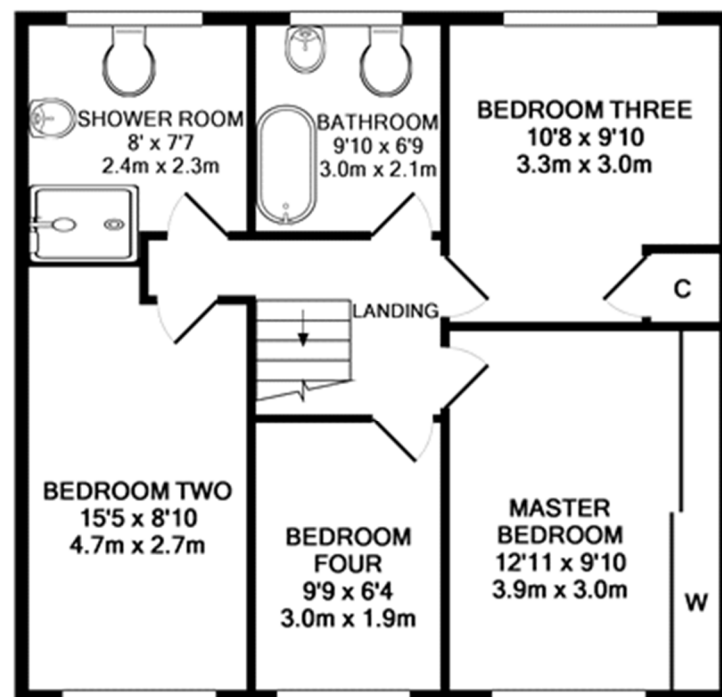


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GROUND FLOOR



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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