

THE HOMES GROUP

Manor Gate Lane, Dartford, DA2 7EW

Guide price £1,000,000 Freehold

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A rare opportunity to purchase this beautifully presented, seven bedroom detached family home located in a sought after gated development conveniently situated for Wilmington and Dartford Grammar Schools.

The property has been re-designed to provide maximum space across all three floors. The ground floor accommodation comprises of the impressive 29'1 x 10'8 kitchen/diner, a 17'2 x 12'1 living room, the study, a cloakroom and utility room that provides access to the converted garage which is home to the 18'9 x 8'9 games room and 18'3 x 8'4 gym.

On the first floor there is the 22'5 x 18'2 master bedroom with en-suite shower room, another double bedroom with en-suite shower room, the family bathroom plus two further double bedrooms and the seventh bedroom that is currently being used as a dressing room. Two further double bedrooms are located on the second floor, one of them is currently used as a cinema and gaming room. To the rear is a private walled and fenced garden with artificial grass and shrub and tree lined borders.
There is a private driveway to the front and an area of lawn that could provide further parking.

Please note there is a monthly estate service charge of £66. Details to be verified by the vendors solicitors.

Entrance Hall

Ground Floor Cloakroom

Living Room
17'2 x 12'1 (5.23m x 3.68m)

Study
9'6 x 7' (2.90m x 2.13m)

Kitchen/Diner
29'1 x 10'8 (8.86m x 3.25m)

Utility Room
6'1 x 6' (1.85m x 1.83m)

First Floor Landing

Master Bedroom
22'5 x 18'2 (6.83m x 5.54m)

En-Suite to Master
7'9 x 6'1 (2.36m x 1.85m)

Bedroom Two
13'1 x 10'5 to wardrobes (3.99m x 3.18m to wardrobes)

En-Suite Shower Room

Bedroom Five
13'1 x 12'4 (3.99m x 3.76m)

Bedroom Six
12'10 x 10'5 (3.91m x 3.18m)

Bedroom Seven
8'2 x 7'8 (2.49m x 2.34m)

Bathroom
10' x 5'6 (3.05m x 1.68m)

Second Floor Landing

Bedroom Three
16'9 x 12'2 (5.11m x 3.71m)

Bedroom Four
16'9 x 9'7 (5.11m x 2.92m)

Ground Floor Gym (former garage)
18'3 x 8'4 (5.56m x 2.54m)

Ground Floor Games Room (former garage)
18'9 x 8'9 (5.72m x 2.67m)

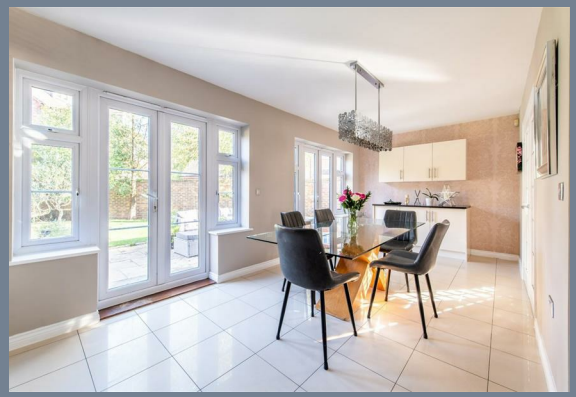
Rear Garden

Driveway to Front







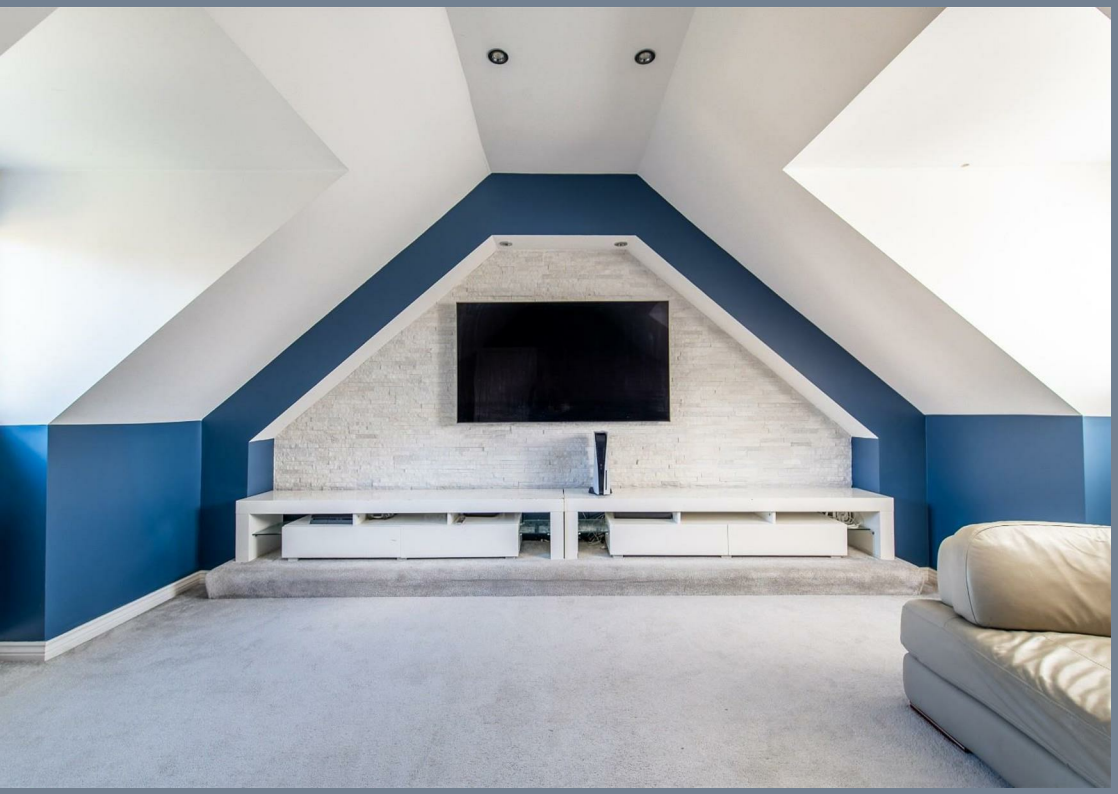








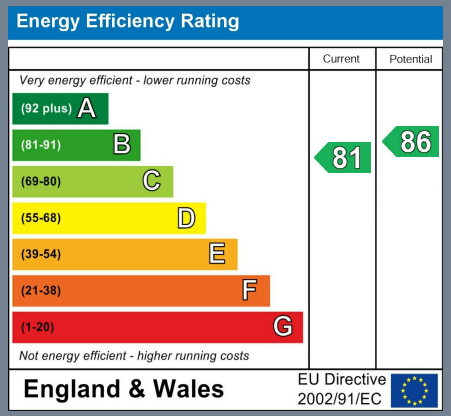












Viewing

Please contact The Homes Group Office on 01322 875000
if you wish to arrange a viewing appointment for this property or require further information.

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