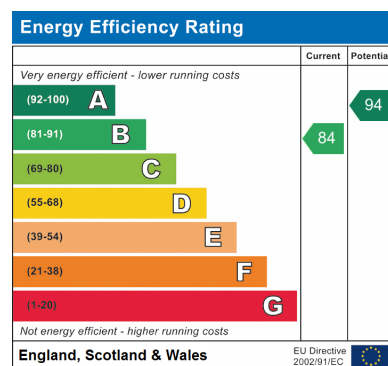


**TOTAL FLOOR AREA: 1198 sq.ft. (110.8 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, cornices 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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## 28 NISBETT DRIVE BOROUGH GREEN, SEVENOAKS, KENT TN15 8FR

A 2016 built 4 bedroom house in lovely condition with allocated car parking found in a quiet residential area surrounded by countryside yet within walking distance of this bustling village with its excellent shops, railway station and close proximity to the only outstanding ofsted primary school in the area.

- 4 Bedrooms ■ 2 Bathrooms (one being an en suite shower room) ■ Open Plan Living/Dining/Kitchen ■ Cloakroom ■ Double Glazing
- Gas central heating ■ Rear Garden ■ Two Allocated Car Parking Spaces ■ Newly fitted Kitchen ■ Porcelain tiled floors to ground floor ■ 10 Year NHBC Certificate with approx 3 years remaining

**PRICE: GUIDE PRICE £499,950 FREEHOLD**





## SITUATION

The property is located in the village of Borough Green which has a range of shops serving everyday needs. There is a railway station to London on the Victoria line and excellent road access onto the M20/M25 being just a short drive away. There is a popular primary school and a senior school in Borough Green, whilst further schooling can be found in the towns of Sevenoaks, Tonbridge and Maidstone all of which are within easy access

## DIRECTIONS

From Sevenoaks proceed on the A25 to Borough Green. Upon reaching the roundabout, just before entering the village, take the 3rd turning into Dark Hill Road and then first right into Hazelbourne Avenue. Take the second right into Isles Quarry Road bearing left into Nisbett Drive and number 28 will be found on your left hand side.

## GROUND FLOOR

### ENTRANCE HALL

10' 9" x 3' 4" (3.28m x 1.02m) Stairs lead up to the first floor, old fashioned style radiator, LED down lighting, thermostat control for the central heating, Porcelain tiled floor.

### CLOAKROOM

5' 10" x 2' 10" (1.78m x 0.86m) Wash hand basin with mixer tap, low level wc with concealed cistern, splashback tiling, Porcelain tiled floor, extractor fan, radiator, sealed unit double glazed window to the front with obscure glazing, LED down lighting, fuse box.

### LOUNGE/DINING ROOM



15' 6" x 11' 6" (4.72m x 3.51m) Sealed unit double glazed bi-folding doors open to the garden, LED down lighting, Porcelain tiled floor, understairs storage cupboard, double radiator, point for wall mounted television. This room is open plan with the kitchen which together make a total length of over 27ft. A room divider acts as a dining table with quartz top.

## KITCHEN



16' 2" into bay x 11' 8" (4.93m x 3.56m) narrowing to 8' 3" (2.51m) A new kitchen by Magnet comprising an excellent range of ground and wall cupboards, quartz worktops with upstands incorporating a butler style sink with mixer tap and carved drainer, cupboard under, built in appliances include dishwasher, fan assisted oven, combination microwave, washing machine/tumble dryer, induction hob with extractor over and American style fridge/freezer, Porcelain tiled floor, pull out larder cupboard, bay with sealed unit double glazed window with New England style shutters, set of drawers, LED down lighting, contemporary style wall radiator.

## FIRST FLOOR

### LANDING

10' 8" x 7' 5" into stairs (3.25m x 2.26m) built in store cupboard, stairs to the second floor, carpet.

### BEDROOM 2



15' 6" x 8' 4" (4.72m x 2.54m) Two sealed unit double glazed windows to the rear with New England style shutters, radiator, carpet.

### BEDROOM 3



11' 4" x 8' 7" (3.45m x 2.62m) Sealed unit double glazed window to the front with New England style shutters, radiator, carpet.

### BEDROOM 4



6' 6" x 6' 2" (1.98m x 1.88m) Sealed unit double glazed window to the front with New England style shutters, radiator, carpet.

## BATHROOM



7' 5" x 6' 10" (2.26m x 2.08m) Panelled bath with mixer tap, hand shower attachment, full tiled splashback, wash hand basin with mixer tap, low level wc with concealed cistern, shaver point, alcove shelf, extractor fan, LED down lighting, tiled floor.

## SECOND FLOOR

### LANDING

6' 6" into stairs x 3' 3" (1.98m x 0.99m) Built in airing cupboard with a Potterton Promax Store Condensing gas fired boiler with slatted shelf over.

### BEDROOM 1



26' 0" x 11' 8" (7.92m x 3.56m) narrowing to 8' 5" (2.57m) and then to 5' 9" (1.78m). This is partly a dormered room. Sealed unit double glazed window to the front with New England style shutters, walk in wardrobe cupboard and built in triple wardrobe cupboard with sliding doors, 2 radiators, hatch to loft area, laminate flooring, sealed unit double glazed window to the rear, door leads into the en suite shower room.

### EN SUITE SHOWER ROOM

9' 2" x 4' 6" (2.79m x 1.37m) Large shower cubicle, low level wc with concealed cistern, wash hand basin with mixer tap, tubular heated towel rail, tiled floor, sealed unit double glazed sky light window to the rear, shaver point, extractor, LED down lighting, alcove shelf.

## OUTSIDE

### GARDEN



There is a fully enclosed rear garden with patio leading to an area of artificial grass. The garden is designed for ease of maintenance. A rear gate leads to the allocated car parking.

### ALLOCATED CAR PARKING

There is allocated car parking for two vehicles.

### SERVICE CHARGE

There is an annual service charge of £417.50 which covers the cost of the maintenance of the communal areas on the estate.

### COUNCIL TAX BAND E