



Three Bedroom Semi-Detached House
Zetland Avenue, Darland, Gillingham, Kent, ME7 3AE

Offers in Region of £425,000
Freehold

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Description

Offers In Region Of £425,000 This charming three bedroom semi detached home in the sought-after area of Darland with no onward chain, is perfect for those looking for a spacious property that offers a blend of charming features and modern family living. The ground floor accommodation comprises of an inviting porch adorned with stained glass windows, setting a warm and welcoming tone, the spacious hallway boasts handy understairs storage cupboards, perfect for decluttering and keeping essentials to hand, a generous lounge with a beautiful bay window floods the room with natural light, complemented by charming alcoves and a feature fireplace, the heart of the home is a fantastic kitchen/diner with a peninsula, providing a perfect sociable space for a busy household and there's ample room for a dining table or a cozy sofa, making it ideal for family gatherings and entertaining. Another bonus is the spacious sun room, which leads out to the garden, offering a peaceful retreat and additional living space. Conveniently located off the sun room, is a utility cupboard and downstairs W/C which provides extra functionality for day-to-day living. On the first floor two sizeable double bedrooms, both benefiting from built-in wardrobes, and a larger than average single bedroom, a well-appointed family shower room and a good-sized landing which could provide an opportunity for a loft extension, perfect for those looking to add more space in the future. Externally a driveway for two vehicles and gated side access to the rear garden ensure convenience and security. The low-maintenance west-facing rear garden features established raised plant borders, a circular lawn, a storage shed, and plenty of patio space for entertaining. The gated rear access road is perfect for those needing rear access or even more off road parking as there are wide access gates, which could be perfect for motorbikes or even a Camper/Caravan. Situated in a desirable location close to the Darland Banks with stunning countryside views, excellent local amenities, and great transport links nearby, this could be the one for you so don't miss the opportunity to make this lovely house your home. Contact the Greyfox Sales Team in Rainham today to arrange a viewing!

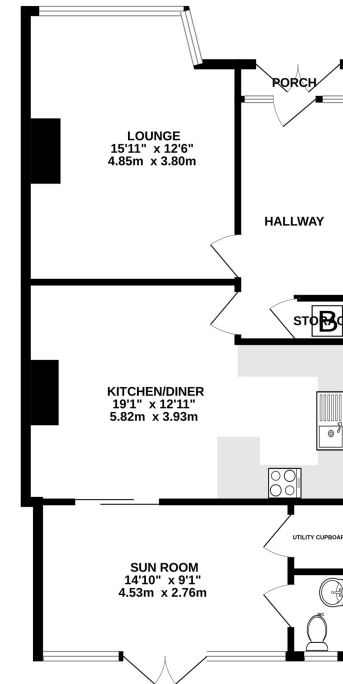
Key Features

- Chain Free In Sought After Darland
- Three Bedroom Semi Detached Home
- Off Road Parking For Multiple Vehicles
- Potential For Loft Extension (STRPP)
- Sun Room Overlooking The Garden
- Downstairs W/C & Upstairs Shower Room
- Spacious Kitchen/Diner
- Rear Westerly Facing Garden measuring approx 38 x 23ft

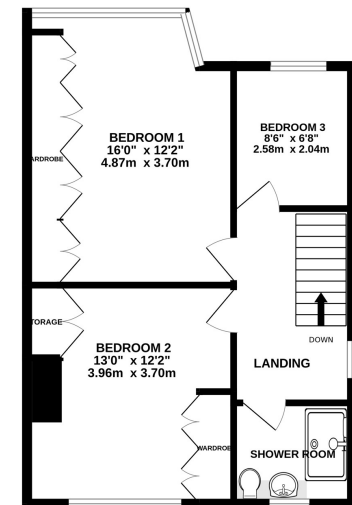
Local Area

Darland, Gillingham is located within the Medway towns and offers railway links to central London and Ebbsfleet International and road connections to the A2/M2, M25 and M20. In addition to its town centre, Gillingham offers a host of amenities including ice skating, Capstone ski centre, country parks, an outdoor pool, a golf course, Medway Park Sports Centre and more.

GROUND FLOOR
674 sq.ft. (62.7 sq.m.) approx.



1ST FLOOR
522 sq.ft. (48.5 sq.m.) approx.



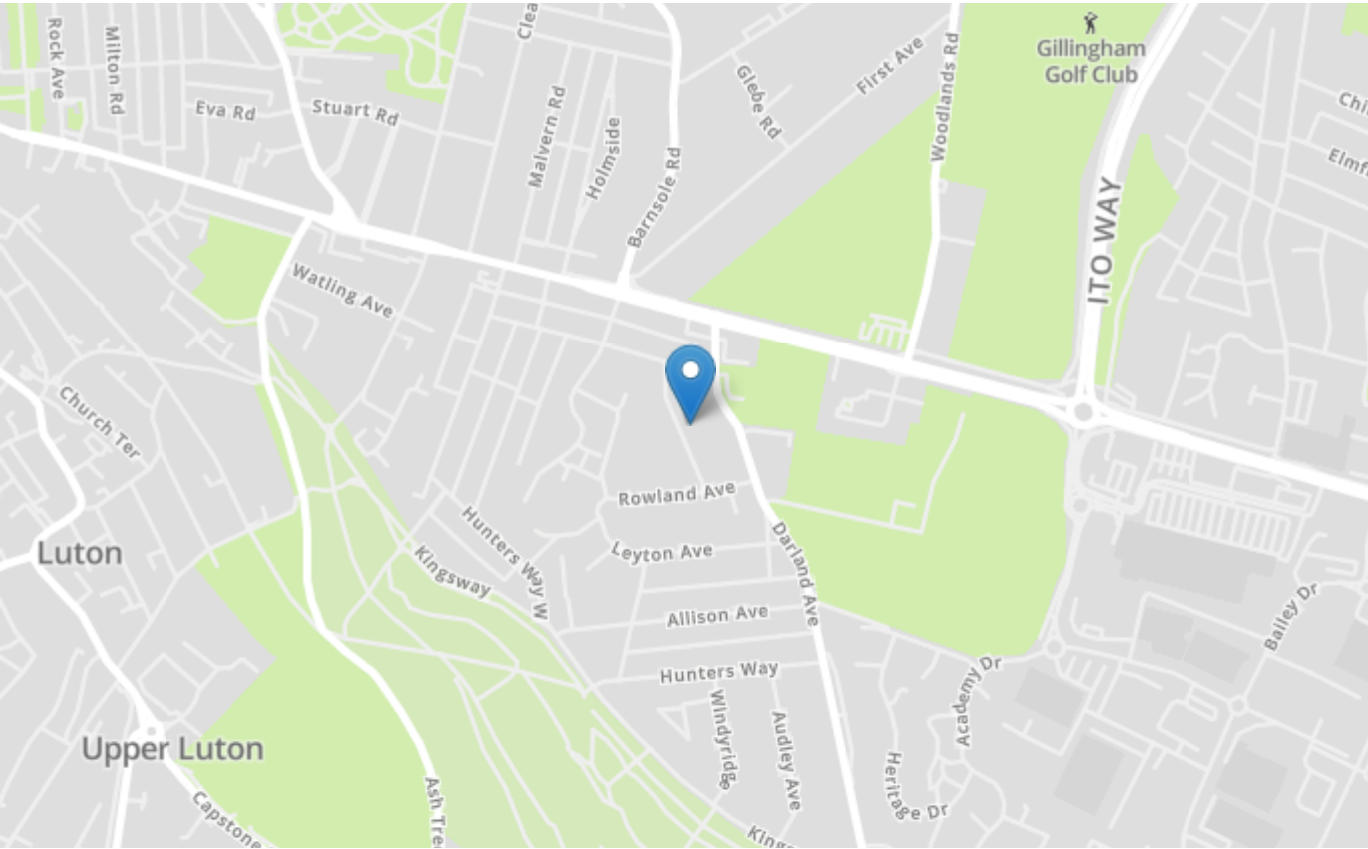
TOTAL FLOOR AREA : 1196 sq.ft. (111.2 sq.m.) approx.


Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Property Location

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	81
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure	Freehold
Lease Term	N/A
Ground Rent	N/A
Service Charge	N/A
Local Authority	Medway
Council Tax	Band D

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Agent Notes

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