



HARRISON INGRAM

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**Curates Walk, Wilmington, DA2
7BJ**



£800,000

Are you looking for a long term DETACHED family home in a SOUGHT AFTER LOCATION and is also CHAIN FREE?

If the answer is YES, then we suggest you WASTE NO TIME in viewing this incredibly attractive, well maintained and RARELY AVAILABLE property which forms part of picturesque cul-de-sac as it offers all of the above and MUCH, MUCH MORE!!!!!!

The property is located within close proximity to Oakfield Community primary school, Wilmington and Dartford Grammar schools, North West Kent College, Dartford town centre and mainline station are close by, and there is easy access to the M25 and A2.

The large paved driveway leads to a very pretty front garden and access to the garage, on entering the property on the ground floor are two reception rooms, fitted kitchen/diner, utility room, cloakroom and bedroom 5 with en-suite shower room, to the first floor there are 4 further bedrooms (master bedroom with en-suite bathroom) and a spacious family bathroom. The rear garden is well maintained and established.

The property has a security alarm system, gas central heating, double glazing and is decorated in neutral colours throughout with modern floor coverings.

ENTRANCE HALL

UPVC entrance door, coved ceiling, understairs storage/meter cupboard, Amtico flooring to hall and fitted carpet to stairs, alarm system, central heating thermostat, radiator behind decorative cover.

CLOAKROOM

Frosted UPVC double glazed window to front, coved ceiling, white suite comprising vanity wash hand basin with chrome mixer tap and low level WC, fully tiled walls, Amtico flooring.

LOUNGE

UPVC double glazed windows and patio doors leading on the patio, coved ceiling, feature fireplace with coal effect fire, radiator, fitted carpet.

DINING ROOM

UPVC double glazed bay window to front overlooking landscaped green, coved ceiling, radiator, fitted carpet.

Important Notice - any areas, measurements or distances are approximate. The text, photographs, are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulations or other consents and Harrison Ingram have not tested any services, equipment or facilities. Purchasers must satisfy themselves upon inspection.

KITCHEN

UPVC double glazed windows overlooking the garden, coved ceiling with inset spot lights, extensively fitted with matching range of wall, base and drawer units with chrome handles, ample worktop space, built in stainless steel oven and microwave, inset stainless steel gas hob with extractor above, integrated dishwasher, tiled floor, inset stainless steel sink unit with chrome mixer tap, door to:-

UTILITY ROOM

UPVC double glazed door leading to the garden, coved ceiling, extractor, cupboard housing boiler for central heating and hot water, plumbed for washing machine, storage cupboards, inset stainless steel sink unit with chrome mixer tap, tiled to splashback areas and tiled floor.

BEDROOM 5

UPVC double glazed window to front, double built in wardrobe with sliding doors, fitted carpet, radiator, door to:-

EN-SUITE SHOWER ROOM

White suite with walk in shower, vanity wash hand basin with chrome mixer tap and low level WC, Amtico flooring, chrome heated towel rail, extractor.

LANDING

UPVC double glazed window to front, coved ceiling, access to loft, radiator, deep built in storage cupboard, large built in airing cupboard housing Megaflow.

MASTER BEDROOM

UPVC double glazed window overlooking the garden, coved ceiling, wall lights, double built in wardrobe x 2, radiator, fitted carpet, door to:-

EN-SUITE BATHROOM

Again, a lovely size room with frosted UPVC double glazed window to side, coved ceiling with inset spot lights, white suite comprising panelled bath with chrome mixer tap/shower attachment, shower cubicle, vanity wash hand basin with chrome mixer tap and low level WC, fully tiled walls, Amtico flooring, radiator, shaver socket, extractor.

BEDROOM 2

UPVC double glazed window to rear overlooking the garden, coved ceiling, fitted carpet, radiator, double built in wardrobe x 2, wall lights.

BEDROOM 3

UPVC double glazed window to front overlooking landscaped green, coved ceiling, radiator, fitted carpet.

BEDROOM 4

UPVC double glazed window to front overlooking landscaped green, coved ceiling, radiator, fitted carpet.

FAMILY BATHROOM

Lovely size room with frosted UPVC double glazed window to side, coved ceiling with inset spot lights, white suite comprising panelled bath with chrome mixer tap, shower cubicle, vanity wash hand basin with chrome mixer tap and low level WC, fully tiled walls, Amtico flooring, radiator, shaver socket, extractor.

FRONT GARDEN

Landscaped with deep and established border and lawn.

REAR GARDEN

Landscaped rear garden which is mainly laid to lawn, full width patio, deep shaped borders with established shrubs, outside light, pedestrian side access, shed, personal door to:-

GARAGE AND PARKING

Accessed via double doors. Ample off road parking for numerous cars.