



NORFOLK CLOSE





£450,000 Freehold

## THE PROPERTY

Guide Price £450,000 - £475,000

If you are looking for a really spacious family home then this could be the one. Located in a quiet cul-de-sac and positioned on a good size corner plot which has so much potential to extend if required.

On entering the entrance hall, you have access to the garage and WC and a well appointed kitchen/ breakfast room which offers a variety of fitted wall and base units with ample worksurfaces, integrated double oven and integrated hob. The lounge is a fabulous size and great room to chill and unwind in. It also offers a multi fuel burner. If you like to entertain with family and friends then there is a further reception room which allows more formal dining or just as a family room.

The first floor is laid out with five double bedrooms. The premium is offered with en-suite shower room and with so many people working from home, this leans to being used as an office or hobby room.

Externally to the rear and side you have a good size garden, mainly laid to lawn with a variety of trees and shrubs. This garden is a safe place, ideal for the children to play and is also a great space for entertaining with family and friends. To the front you have parking for 3/4 cars and a garage.

The only way to fully appreciate what this home has to offer is to view. Call the branch today to book your appointment.

Agency notes: Vendor has installed solar panels which are owned outright. For further information please call the sales team.







**Porch**

**Kitchen/ Diner**

20' 0" x 10' 6" (6.10m x 3.20m)

**Dining Room**

13' 11" x 11' 11" (4.24m x 3.63m)

**Living Room**

19' 7" x 17' 7" (5.97m x 5.36m)

**WC**

**Bedroom 1**

11' 10" x 9' 10" (3.61m x 3.00m)

**Bedroom 2**

11' 0" x 9' 9" (3.35m x 2.97m)

**Bedroom 3**

11' 0" x 7' 7" (3.35m x 2.31m)

**Bathroom**

7' 6" x 5' 0" (2.29m x 1.52m)

**Bedroom 4**

9' 8" x 8' 2" (2.95m x 2.49m)

**Bedroom 5**

11' 10" x 7' 8" (3.61m x 2.34m)

**Garage**

15' 7" x 8' 6" (4.75m x 2.59m)

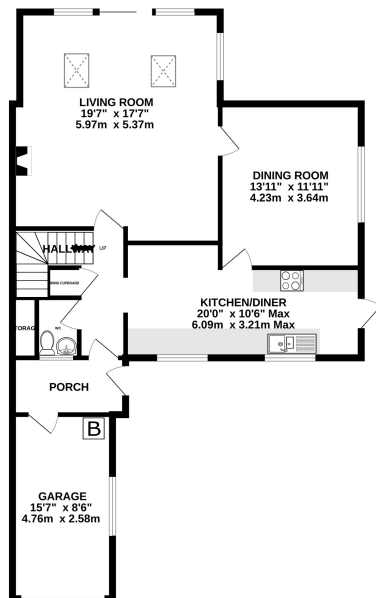




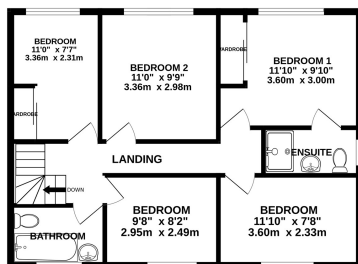
NORFOLK CLOSE, CHATHAM, KENT, ME5 8QS



GROUND FLOOR  
945 sq.ft. (87.8 sq.m.) approx.



1ST FLOOR  
637 sq.ft. (59.2 sq.m.) approx.



TOTAL FLOOR AREA : 1582 sq.ft. (146.9 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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## EFFICIENCY RATINGS

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
<b>A</b>		
(81-91)		
<b>B</b>	87	91
(69-80)		
<b>C</b>		
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		
	EU Directive 2002/91/EC	

### AGENT NOTES

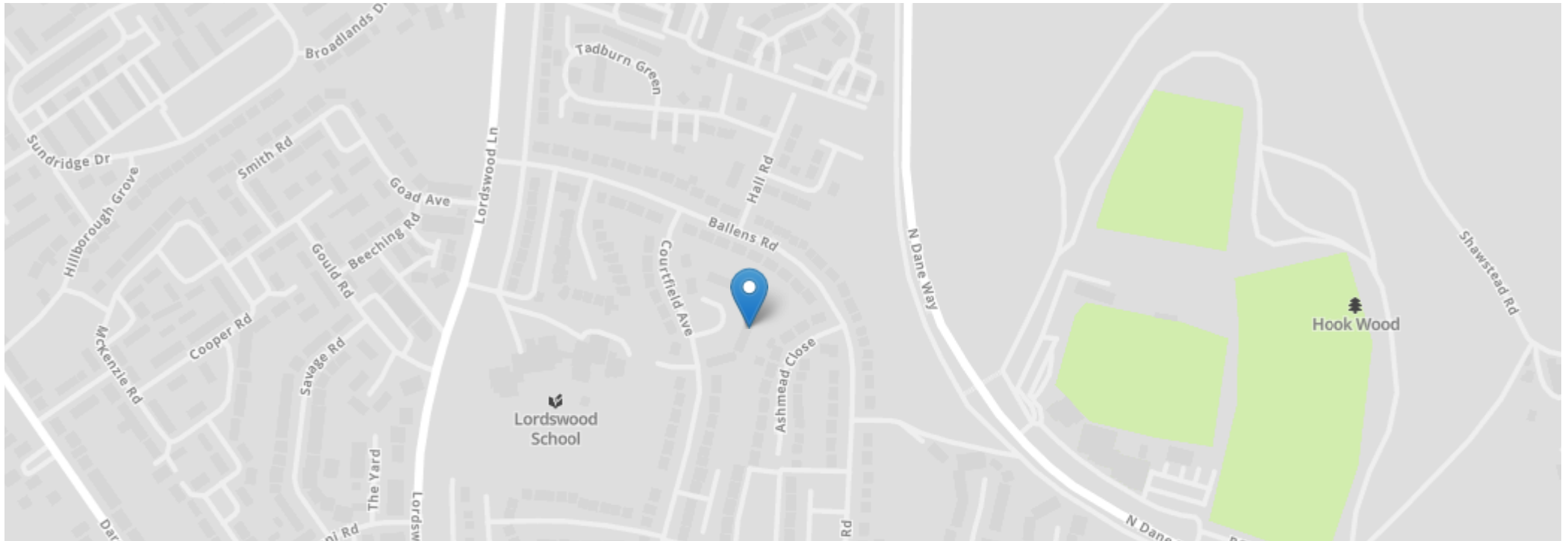
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### Local Authority

Medway

Band D





## SITUATION

Lords Wood is a suburb of Chatham, located approximately 3 miles outside of Chatham Town Centre. With local amenities including local shops, schools and a sports leisure centre. With frequent bus services in to the main town centres and mainline railway stations. For those who need to commute, the property is close to Kings Ferry commuter coach pick up points and both the M2/M20 motorways servicing the coast and London.

## DIRECTIONS

From Walderslade Village, head south-east on Walderslade Road. At the roundabout, take the 2nd exit onto Robin Hood Lane. Turn right onto Walderslade Village Bypass and continue onto Walderslade Road. At the roundabout, take the 2nd exit onto Princes Avenue. At the roundabout, take the 2nd exit onto Prince Charles Avenue. At the roundabout, take the 2nd exit onto Lords Wood Lane. Turn left onto Ballens Road and turn right onto Courtfield Avenue. Turn left onto Norfolk Close and turn right to stay on Norfolk Close.

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## Greyfox Prestige Walderslade

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