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5 Baldwins Place, Harrietsham, Kent. ME17 1JT.

£415,000 Freehold

Property Summary

"This really is a beautiful property. The show home presentation really sets it apart from everything else available".-Matthew Gilbert, Branch Manager.

Presenting to the market this fantastic cottage style townhouse found in Baldwins Place within a modern Mews style development located in the heart of Harrietsham village.

This home is arranged over three floors. To the ground floor there is an entrance hall, lounge/diner with log burner, kitchen, conservatory and WC. To first floor there is a master bedroom with ensuite, a second bedroom and family bathroom. Whilst to well the second floor there is another hall proportioned double bedroom.

Externally to the rear there is a cottage style courtyard garden with a westerly aspect. To the front there is a parking space in the car barn as well as a separate allocated space in the communal parking area.

This home really has been cared for by the current owner and an internal viewing comes highly recommended to appreciate everything on offer.

Features

- Three Bedroom Townhouse
- Ensuite
- Popular Mews Style Development
- Village Centre Location
- Council Tax Band E
- Carport & Separate Parking Space
- Conservatory
- Immaculate Presentation Throughout
- EPC Rating: C

Ground Floor

Entrance door to

Hall

Stairs to first floor. Understairs cupboard. Laminate flooring. Radiator. Alarm panel.

Cloakroom

Double glazed obscured window to front with plantation shutters. Low level WC. Wall hung wash hand basin. Radiator. Laminate flooring. Local tiling. Consumer unit.

Lounge/Dining Room

22' into bay x 12' 6" (6.71m x 3.81m) Double glazed bay window to front with plantation shutters. Double glazed doors to conservatory. Wood burning stove. Laminate flooring. Television and telephone point.

Conservatory

9' 2" x 9' (2.79m x 2.74m) Double glazed doors to rear garden with double glazed windows. Electric panel heater. Tiled floor. Wall light.

Kitchen

12' 10" x 8' 10" max (3.91m x 2.69m) Double glazed window to rear. Range of contemporary base and wall units. Stainless steel AEG gas hob and electric oven with extractor hood over. Stainless steel 1 1/2 bowl sink unit. Integrated fridge/freezer. Recessed lighting. Radiator. Tiled floor. Space for washing machine. Localised tiling. Radiator.

First Floor

Landing

Radiators. Stairs to second floor.

Master Bedroom

12' 3" max x 11' (3.73m x 3.35m) Double glazed window to front with plantation shutters. Double wardrobe cupboard. Radiator. TV point. Door to

Ensuite Shower Room

Double glazed obscured window to front with plantation shutters. White suite of low level WC, pedestal hand basin and shower cubicle and local tiling. Extractor. Recessed lighting. Heated towel rail.

Bedroom Two

12' 3" x 8' 5" (3.73m x 2.57m) Double glazed window to rear. Radiator.

Bathroom

Double glazed obscured window to rear. White suite comprising of low level WC, pedestal hand basin and panelled bath with separate shower unit and screen. Heated towel rail. Part tiled. Airing cupboard with storage space. Localised tiling.

Second Floor

Bedroom Three

15' 2" max x 11' 4" (4.62m x 3.45m) Double glazed window to front with plantation shutters. Two radiators. Walk in cupboard. Access to loft.

Exterior

Front Garden

Small area to front with flower border and wrought ironwork.

Rear Garden

Approximately 20ft in length. Attractive well maintained garden with extensive patio area leading to separate raised area to the bottom of the garden. Raised beds. Garden shed. Pedestrian access to the rear to footpath. BBQ area.

Carport

There is an allocated space found in the carport opposite the property. In addition there is also a further parking space near to the property.



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	85
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Please Note: All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit for purpose. interested parties are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contact, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout or virtual tour included this is for the general guidance only, it is not to scale and its accuracy cannot be confirmed.

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