



Cedar Gables, Whitepost Lane, Culverstone, DA13 0TW

Asking price £850,000

Residential Sales, Lettings and Management, Land & New Homes

Kings

A very spacious 5 Bedroom dormer bungalow that has been extended and modernised to a high standard. The accommodation comprises entrance porch, entrance hall. WC, lounge, dining room, kitchen breakfast room, utility room, study, first floor landing master bedroom with dressing room and en-suite, 4 further bedrooms. At the front is a driveway and turning area. Integral garage. The rear garden has a large patio, lawn and garden room. benefits include, oak doors and architrave, wood or tiled floors throughout, kitchen appliances to be included.

LOCATION

Culverstone is sited between Gravesend and Wrotham on the A227 and benefits from many local amenities and excellent transportation links. The A2/M2 and M20/26 motorway networks are both within easy reach as is Meopham mainline rail station with services to Victoria (35mins), Borough Green mainline rail station is approximately 4 miles away, Ebbsfleet International station is within a short drive and Gatwick can be reached in approximately 30 minutes. There is a local primary school within Culverstone and the neighbouring villages and grammar schools at nearby Gravesend and Dartford. Local shops are found nearby and in Meopham Parade with more comprehensive shopping facilities found at Waitrose in Longfield, Morrisons in Northfleet and of course Bluewater at Greenhithe (20 mins).

DIRECTIONS

From our Meopham office proceed south along the A227 Wrotham Road for approximately 3 miles and turn left into Whitepost Lane. Continue along Whitepost Lane and the property is found on the right hand side.

ACCOMMODATION

Strictly by prior appointment through KINGS.
ACCOMMODATION WITH APPROXIMATE DIMENSIONS.
Double-glazed door with adjacent window to:

ENTRANCE PORCH

7'6 x 6'9 (2.29m x 2.06m)
Built-in cupboard. Tiled floor. Further Double-glazed door to:

ENTRANCE HALL

12'8 x 9'1 (3.86m x 2.77m)
Radiator. Stairs to first floor landing. Inset down-lights. Wood flooring.

WC

Port-hole window to front. Radiator. Corner wash basin. Close coupled WC. Localised tiling. Extractor fan. Tiled floor.

LOUNGE

22'4 x 15 (6.81m x 0.38m)
Double-glazed door to rear with adjacent full-height windows. Feature gas fireplace. Radiator. Wall light points. Inset down-lights. Wood flooring.

DINING ROOM

15'3 x 9'9 ext 11'9 (4.65m x 2.97m ext 3.58m)
Double-glazed window to front. Radiator. Wood flooring.

STUDY

14'7 x 8'1 (4.45m x 2.46m)
Double-glazed window to front and side. Wall light points. Inset down-lights. Wood flooring.

KITCHEN-BREAKFAST ROOM

17'2 x 11'2 ext 16'3 (5.23m x 3.40m ext 4.95m)
Double-glazed window and door to rear and window to side. Radiator. The kitchen is fitted with a matching range of wall and base units with granite work surfaces over. Built-in appliances include double-oven, single oven, multi-function microwave and dishwasher. Central island break-fast bar with 5 ring gas hob and extractor over. Twin butler sink. Space for large double-width American style fridge-freezer. Inset down-lights. Tiled floor.

UTILITY

8'5 x 5'8 (2.57m x 1.73m)
Double-glazed window to side. Gas boiler supplying central heating and hot water. Plumbing for washing machine. Granite work surfaces. Tiled floor.

FIRST FLOOR LANDING

Double-glazed window to front. Access to loft via hatch. Airing cupboard housing hot water cylinder. Wood flooring.

MASTER BEDROOM

12'2 x 11'5 (3.71m x 3.48m)
Double-glazed window to front. Radiator. Fitted full height wardrobes. Wood flooring.

DRESSING ROOM

8'1 x 5'5 (2.46m x 1.65m)
Double-glazed window to rear. Radiator. Wood flooring.

EN-SUITE

Double-glazed window to rear. Close-coupled WC. Wash basin. Space for shower (to be finished) Chrome towel radiator. Inset down-lights.

BEDROOM 2

12'4 x 11'5 (3.76m x 3.48m)
Double-glazed window to front and side. Radiator. Fitted wardrobes. Wood flooring.

BEDROOM 3

12'7 x 9'6 (3.84m x 2.90m)
Double-glazed window to rear. Radiator. Fitted wardrobes. Wood flooring.

BEDROOM 4

11'8 x 9' (3.56m x 2.74m)
Double-glazed window to front. Radiator. Fitted wardrobes. Wood flooring.

BEDROOM 5

11'6 x 7'11 (3.51m x 2.41m)
Double-glazed window to rear. Radiator. Fitted wardrobes. Wood flooring.

FAMILY BATHROOM

10'3 x 7'2 (3.12m x 2.18m)
Double-glazed window to side. Vertical towel radiator. Double-width shower enclosure. Wash basin. Tile enclosed bath. Down-lights. Tiled walls and floor.

SEPARATE WC

Light tunnel. Corner wash basin. Extractor fan. Tiled walls and floor.

FRONT GARDEN

Large paved driveway with shingle turning area. Raised sleeper enclosed shrub beds. Side pedestrian access.

INTEGRAL GARAGE

Light and power.

REAR GARDEN

Paved patio running across the width of the property. Sleeper retaining wall with steps up to central lawn. Mature trees and shrubs to borders.

GARDEN ROOM

Light and power. Tiled roof.

GROUND FLOOR
1356 sq.ft. (126.0 sq.m.) approx.



1ST FLOOR
932 sq.ft. (86.6 sq.m.) approx.



ENTRANCE FLOOR
252 sq.ft. (23.4 sq.m.) approx.



TOTAL FLOOR AREA : 2540 sq.ft. (236.0 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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