



Dumbrell Drive

Paddock Wood TN12 6FR

Offers Over £650,000



COUNTRY HOMES

Paddock Wood TN12 6FR

This beautifully presented four-bedroom detached home, built just five years ago and benefiting from the remainder of its NHBC warranty, is set within a well-planned modern development known for its peaceful atmosphere, attractive streetscape and strong sense of community. Designed for contemporary living, the property offers an excellent balance of style, comfort and practicality, making it ideal for families, professionals and commuters alike. Its close proximity to a mainline station provides convenient travel links, while the development offers a calm and welcoming environment.

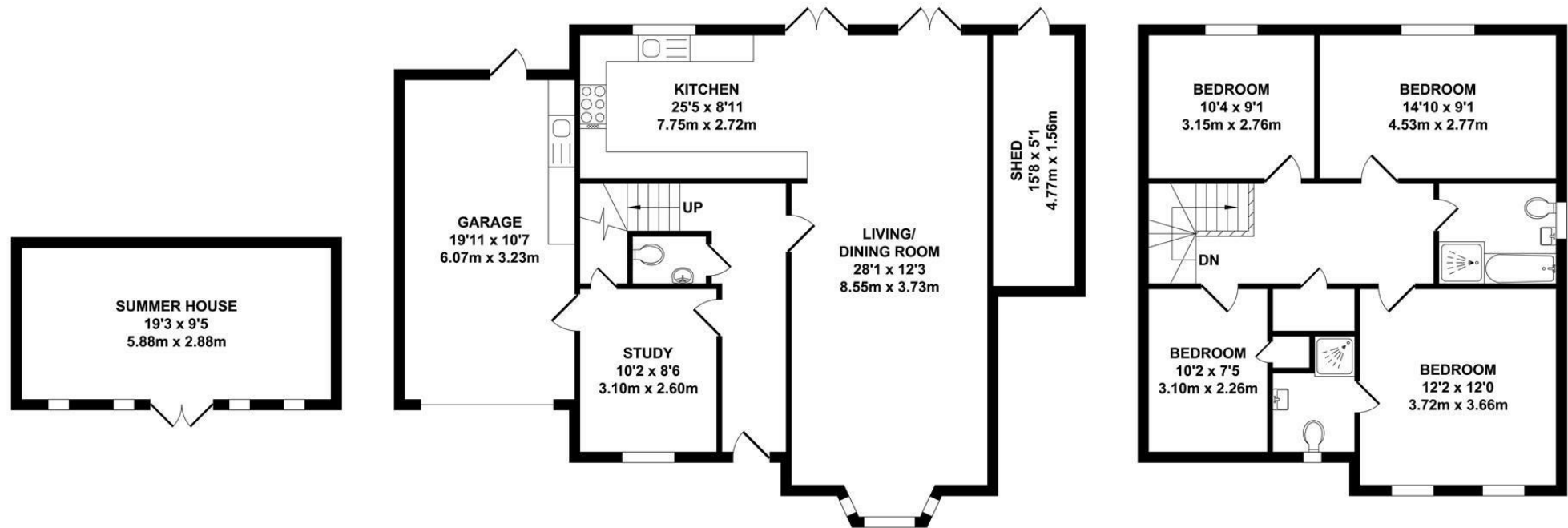
Inside, the home features four spacious double bedrooms, all enjoying good natural light and generous proportions, providing flexibility for family living, guests or home working. The heart of the property is its open-plan living space, seamlessly connecting the lounge, dining area and modern kitchen. This layout creates a natural flow, perfect for everyday living and entertaining. The décor throughout is fresh and modern, with clean lines, quality finishes and a bright, airy feel.

A particular highlight is the large multi-purpose garden room, offering exceptional versatility. Suitable for use as a home office, studio, gym, playroom or relaxing garden lounge, this space enhances the home's adaptability and can be enjoyed year-round.

Additional benefits include an attached garage providing secure parking and storage, with potential for further use if required. The private rear garden is well-proportioned and ideal for outdoor dining, entertaining or family enjoyment.

- ***GUIDE PRICE £650-675,000***
- En-suite Shower Room
- Separate Study
- Stylish Open Plan Lounge and Kitchen/Diner
- Summer House
- Garage and Off-Road Parking
- Council Tax band F / Freehold
- Service Charge: £275p/annum





OUTBUILDING
APPROX. FLOOR AREA
182 SQ.FT.
(16.93 SQ.M.)

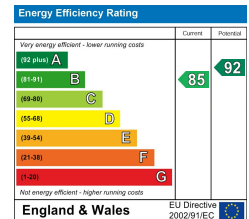
GROUND FLOOR
APPROX. FLOOR AREA
998 SQ.FT.
(92.73 SQ.M.)

FIRST FLOOR
APPROX. FLOOR AREA
686 SQ.FT.
(63.72 SQ.M.)

TOTAL APPROX. FLOOR AREA 1866 SQ.FT. (173.38 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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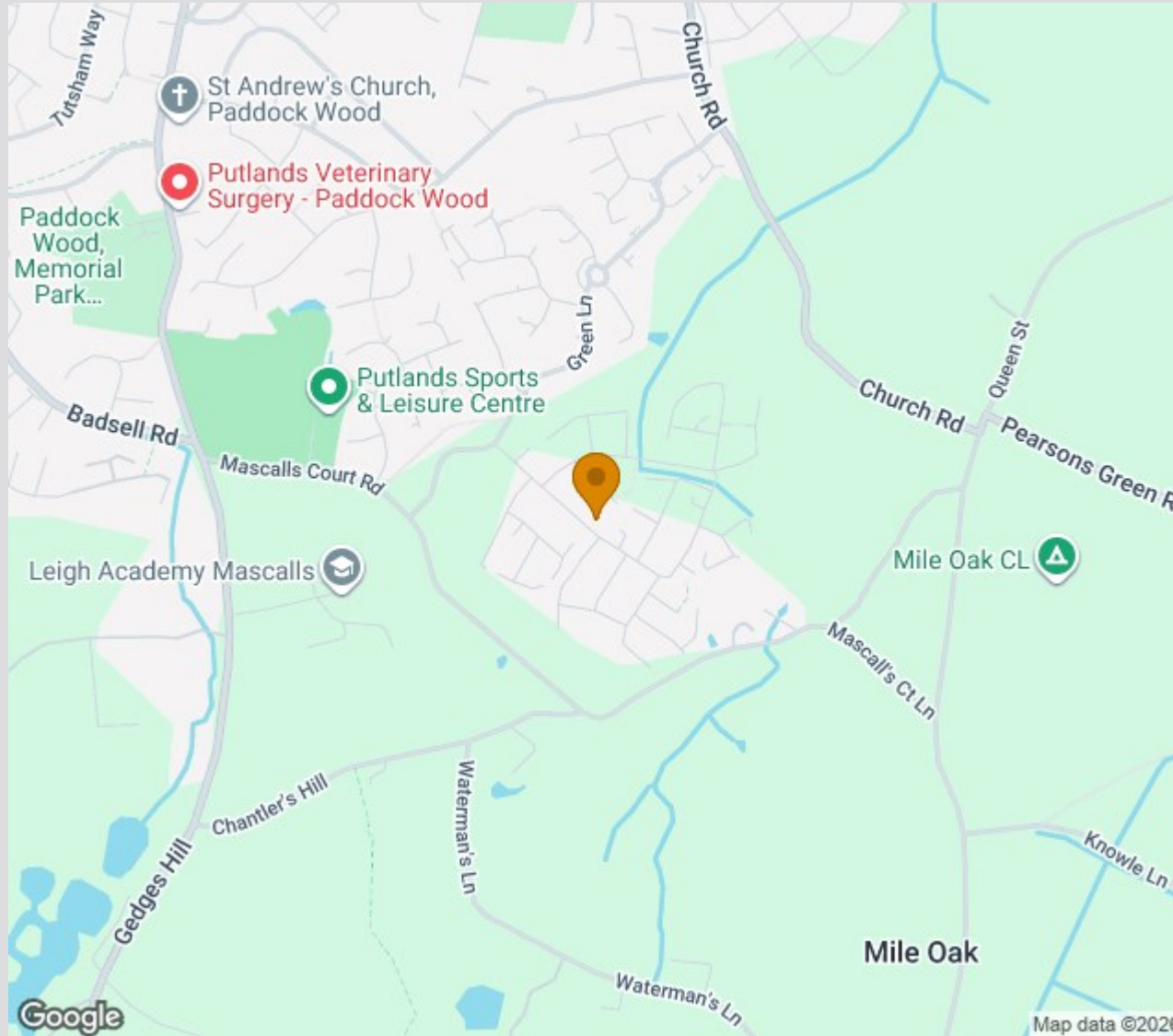
Location Map

Tenure: Freehold

Council tax band: F

AML PW

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before the property can be removed from the open market and advertised as 'sold subject to contract' and before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



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