



Calderwood, Gravesend, DA12 4QH  
Guide price £600,000 Freehold



The Homes Group are delighted to present this five bedroom detached house located in a sought after cul-de-sac location in Gravesend. The accommodation on the ground floor comprises of an entrance hall, a 16'9 x 13' living room which opens into the 10'3 x 8'4 dining room, a 12'10 x 10'10 conservatory, a 12' x 10'1 fitted kitchen and a separate utility room plus a ground floor cloakroom. On the first floor there are four bedrooms with the main bedroom boasting an en-suite shower room and built in wardrobes, the second and third bedrooms also have built in wardrobes and there is a family bathroom. From the landing there are stairs to the fifth bedroom which is currently used as a hobby room however given its size (24'5 narrowing to 17' x 9'4), this could easily be used as a bedroom, playroom or office. There is a built in cupboard in the fifth bedroom too. There is a well kept 35' x 32' garden to the rear and a driveway to the front for three cars plus a 16'9 x 8' integral garage with an electric roller door. There are solar panels installed at the property which the owner uses batteries to store the power plus an electric vehicle charging point.

**Entrance Hallway**

7'3 x 6'4 (2.21m x 1.93m)

**Living Room**

16'9 x 13' (5.11m x 3.96m)

**Dining Room**

10'3 x 8'4 (3.12m x 2.54m)

**Conservatory**

12'10 x 10'9 (3.91m x 3.28m)

**Kitchen**

12' x 10' (3.66m x 3.05m)

**Utility Room**

6'9 x 5'5 (2.06m x 1.65m)

**Ground Floor Cloakroom**

**Landing**

**Bedroom One**

13'9 to wardrobes x 11'1 (4.19m to wardrobes x 3.38m)

**En-suite Shower Room**

**Bedroom Two**

9'5 x 8'1 to wardrobes (2.87m x 2.46m to wardrobes)

**Bedroom Three**

9'4 x 8'2 (2.84m x 2.49m)

**Bedroom Four**

8'1 x 7'2 (2.46m x 2.18m)

**Bathroom**

**Bedroom Five (Second Floor)**

24'5 narrowing to 17' x 9'4 (7.44m narrowing to 5.18m x 2.84m)

**Integral Garage**

16'9 x 8' (5.11m x 2.44m)

**Rear Garden**

**Driveway for Three Cars**

**Tenure - Freehold**

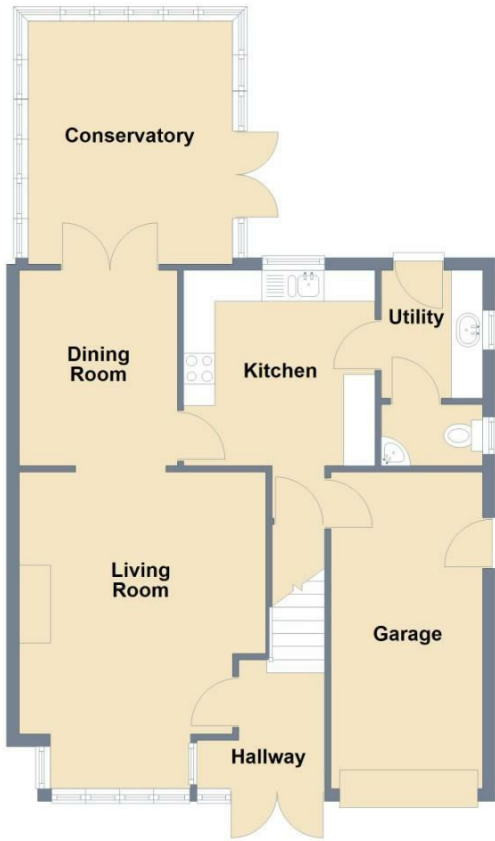
**Council Tax - Band F**





### Ground Floor

Approx. 74.5 sq. metres (802.2 sq. feet)



### First Floor

Approx. 53.2 sq. metres (572.6 sq. feet)

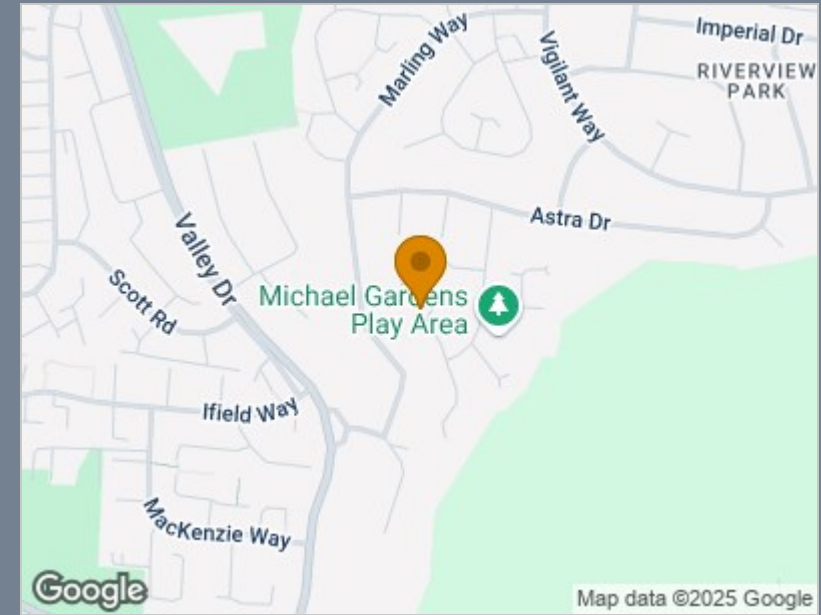


### Second Floor

Approx. 20.9 sq. metres (225.1 sq. feet)



Total area: approx. 148.6 sq. metres (1599.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>80</b>	<b>83</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 &amp; Wales</b>	EU Directive 2002/91/EC	

## Viewing

Please contact The Homes Group Office on 01322 875000 if you wish to arrange a viewing appointment for this property or require further information.

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