

Sealeys Walker Jarvis Est. 1851

29, The Sandpipers,
Gravesend, DA12 5QB

Offers Over £585,000

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- Four Bedroom Detached House
- Off Street Parking For 4 Cars On Drive
- Generous Size Plot, Double Garage
- Popular Development





29 The Sandpipers, Gravesend, , DA12 5QB







DESCRIPTION:

Welcome to this impressive looking four bedroom detached family home in The Sandpipers, Gravesend. Built in the 1980's, the property not only offers kerb appeal but it occupies a generous-sized plot with a double garage to the side and plenty of parking on the private drive for four cars. The ground floor accommodation comprises a hall, cloakroom with w.c., a study, lounge with double doors through to a dining room and a fitted kitchen/breakfast room. Upstairs you will find the main family bathroom and four bedrooms, the master with an en-suite shower room. The house has Gas Central Heating and all the windows are double-glazed. The sizeable four tier terrace garden has been designed for easier maintenance and there is plenty of space to extend. Planning permission to extend the rear and convert the garage into living accommodation was granted in 2020 and therefore likely to be reinstated if applied for.

LOCATION:

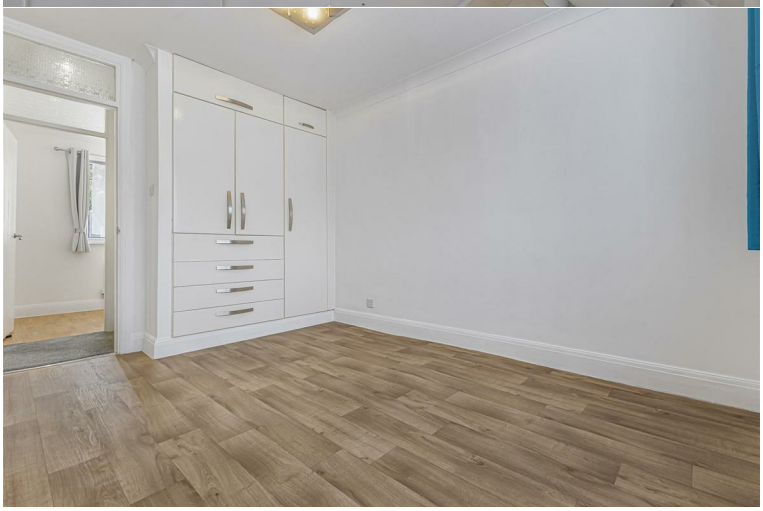
The Sandpipers is situated on a popular development of similar type properties, known as Rivermount. It is tucked away in a quiet cul-de-sac location, offering a family-friendly environment and close to amenities including a few minutes' walk of both St John's primary and secondary schools, Gravesend Grammar School for Boys and North West Kent College for further education. There is a good choice of local shops and facilities at Valley Drive within walking distance, including a Tesco Express, pharmacy, and takeaways. Gravesend Town Centre and mainline railway station are just a bus/car ride away, making it an ideal location for commuters. Ebbsfleet station is within 3.5 miles and provides a high-speed service to St Pancras Station, London. The blend of peaceful surroundings, quality education and fantastic transport links makes this home for long-term family living.

FRONTAGE:

A substantial raised paved frontage. Parking for four cars on the private drive in front of the garage. (Potential to create further parking subject to planning).









HALL:
Composite front door, laminate floor, radiator.

GROUND FLOOR CLOAKROOM:
Double glazed window to front, White suite comprising low level w.c . with built in cistern and wash basin. Large deep fitted wall cupboard with shelving and plenty of storage.

STUDY:
An ideal study or work from home office with double glazed window to front and side, laminate floor, radiator.

LOUNGE:
Double glazed bay window to front, laminate floor, radiator, inset ceiling spot lights, contemporary focal point electric fire. Double doors leading to the dining room.

DINING ROOM:
Double glazed double doors to garden, laminate floor, radiator.

KITCHEN/BREAKFAST ROOM:
Double glazed window to rear and door to side leading to garden. Fitted with Beech effect wall and base units, ample work surface space. Built in double oven and gas hob, integrated fridge/freezer, plumbed for washing machine and space for tumble dryer. Radiator.

STAIRS/LANDING :
Carpeted staircase leading to the first floor. Access to a boarded and recently renewed insulated loft. Airing cupboard with hot water cylinder and Worcester boiler.

BEDROOM 1:
Double-glazed window to front, carpet, door leading to en-suite shower room.

EN-SUITE SHOWER ROOM:
Double glazed window to front, radiator, tiled walls, vinyl flooring. Fitted with corner shower cubicle with electric shower unit, vanity wash basin, low level w.c..

BEDROOM 2:
A double room with fitted wardrobes with plenty of hanging and storage space. Double-glazed window to front, radiator and vinyl flooring.

BEDROOM 3:
Double glazed window to rear, vinyl floor, radiator. We understand the vendor had a double bed in this room.

BEDROOM 4:
Double glazed window to rear, vinyl flooring, radiator. We understand the vendor had a double bed in this room.

REAR GARDEN:
A generous-sized terrace garden on four tiers, designed for easy maintenance with a porcelain tiled patio, steps up to a block paved area and a wildlife garden area at the top. External water tap, security lighting, electric sockets, and side access.

GARAGE:
An insulated and renovated double garage with a recently installed consumer unit (ready for EV wiring), electric sockets, lights, a double glazed door leading to the rear garden, two remote-controlled doors at the front. Insulated and partially boarded loft space with an integral ladder.

PARKING:
There is off street parking on the drive for four cars in front of the garage and potential to create further parking if required.

TENURE:
Freehold





LOCAL AUTHORITY:

Gravesham Borough Council

Council Tax Band F - £ 3313.79

Note: We understand planning permission was granted in 2020 for erection of a single storey rear extension and conversion of the existing garage into habitable rooms. Therefore it should be straightforward to get this permission reinstated if required.

UTILITIES

Mains Gas, Mains Electricity, Mains Water, Mains Drainage

BROADBAND

Standard
Superfast
Ultrafast

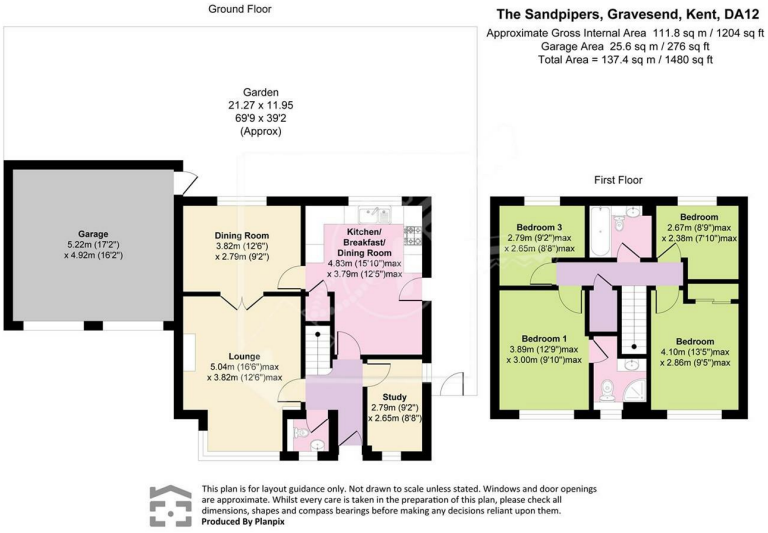
IDENTITY VERIFICATION/CUSTOMER DUE DILIGENCE FEE

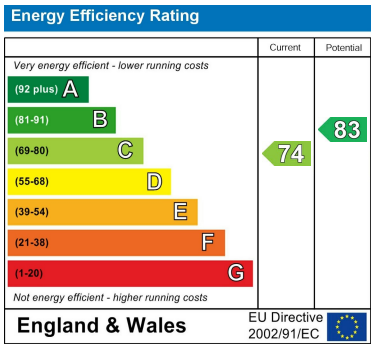
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We use a specialist third-party provider to carry out these checks on our behalf. The cost of this service is £60 (including VAT) per individual purchaser, or £120 (including VAT) where the purchaser is a company.

This charge is payable by the purchaser following acceptance of an offer and before the Memorandum of Sale is issued. The charge is a fee for the identity verification/customer due-diligence service and is separate from any legal or conveyancing fees.

The fee is non-refundable once the verification service has been carried out.





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