



29, The Sandpipers,
Gravesend, DA12 5QB

£600,000 - £625,000



- 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

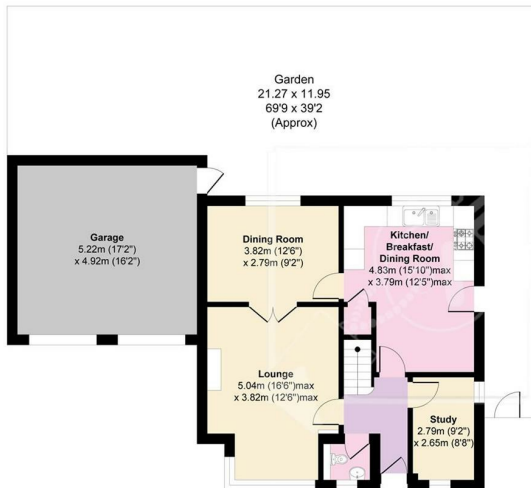
Standard

Superfast

Ultrafast



Ground Floor



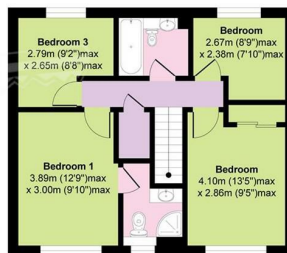
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Produced By Planix

The Sandpipers, Gravesend, Kent, DA12

Approximate Gross Internal Area 111.8 sq m / 1204 sq ft
Garage Area 25.6 sq m / 276 sq ft
Total Area = 137.4 sq m / 1480 sq ft

First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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 & Wales	EU Directive 2002/91/EC	

74

83

184 Parrock Street
Gravesend
Kent
DA12 1EN

www.sealeys.co.uk
Email: sales@sealeys.co.uk
Tel: 01474 369368



Agents Note: Whilst every care has been taken to prepare these marketing particulars, they are for guidance purposes only. These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Interested parties must satisfy themselves by inspection or otherwise as to the correctness of them. Floor plans are not to scale and are for illustration purposes only. Any equipment, fixtures and fittings or any item referred to have not been tested unless specifically stated.