



- 4 bedroom family home
- Three bathrooms
- garage and off road parking
- quiet cul-de-sac location

## ***7 Brooke Drive, Gravesend, Kent, DA12 4XP***

Built by McLean Homes this generous 4 bed, 3 bathroom detached family home offers a great deal of living accommodation and heaps of curb appeal. Situated in a quiet cul-de-sac in the desirable village of Chalk. This property is offered with vacant possession and viewing is highly recommended. With a little attention, this could become a superb family home.

***Offers Over  
£500,000***



### **PROPERTY DESCRIPTION**

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### **LOCATION DESCRIPTION**

Brooke Drive is situated on a small development of similar type property off Castle Lane, Chalk. It is within the catchment area of a variety of primary and secondary schools and North Kent College is close by for further education. The A2/M2, M20 and M25 are within easy reach by car and Gravesend Town center is the nearest shopping center. Ebbsfleet International Station is approx 4 miles - ideal for those needing the high speed train service.

### **EXTERNAL**

The outside of the property has a large area which provides off road parking and access to the double garage located to the side. The glazed front door has a window to the side meaning the hallway is light. Inside the property is a hallway with stairs leading upstairs and doorways to all rooms.

### **RECEPTION ONE**

16'5 x 15'0

A large reception room with double windows to front, ornamental fireplace, radiator, double glazing and sliding patio doors into:

### **CONSERVATORY**

13'0 x 10'1

Dwarf brick wall with UPVC windows to three sides, obscured sloping polycarbonate roof, with vent and fan. French doors to garden and stone effect tiled floor.

### **KITCHEN**

16'7 x 10'9

To the rear of the property and overlooking the garden the kitchen is fitted with dark wall and base units with natural stone work surfaces. The single sink is recessed into the work surface and the integrated hob has extractor fan over. There is an fitted eye-level oven and a large freestanding matching island with cupboards under. Understairs cupboard provides additional storage. Door to utility area and downstairs shower room:

### **SHOWER ROOM**

5'6 x 4'8

Enclosed shower unit, pedestal wash basin and wc with window to side.





#### **UTILITY ROOM**

7'4 x 10'1 narrowing to 2'11

Utility room to the rear of the property with counter for appliances under (plumbed for washing machine and space for others) and wall mounted boiler

#### **RECEPTION TWO**

16'1 into bay x 13'5

A further large reception room with decorative ceiling and window to front, fireplace, radiator. Double internal glazed doors open into the dining room at the rear of property.

#### **DINING ROOM**

10'9 x 11'4

A bright room adjoining the kitchen for easy entertaining and large sliding patio doors opening onto the patio space, radiator and laminate flooring.



#### **FIRST FLOOR - LANDING**

Window over rear garden and doors to all bedrooms:

#### **MASTER SUITE**

13'6 x 9'3

A generous master room with two windows to front of property, built in double wardrobe with door to ensuite shower room

#### **EN-SUITE**

7'2 x 5'7

Shower unit, pedestal hand basin and low level wc. Obscured window to front

#### **BEDROOM TWO**

19'3 x 7'11

A large double bedroom featuring a range of fitted wardrobes on one wall and two windows over looking the garden, radiator, carpet.



#### **BEDROOM THREE**

13'4 x 7'11

Triple aspect bedroom to front side and rear, beautifully light and ideal for a further double or large single bedroom. Carpet and radiator.

#### **BEDROOM FOUR**

8'11 x 8'0

The smallest of the bedrooms but still a great single room with window to rear, carpet and radiator.



### FAMILY BATHROOM

A freestanding ornate roll top, claw footed bath dominates the room which also includes a wc and wash handbasin, large storage cupboard with radiator inside for drying/airing linens and towels. Radiator and laminate floor.

### REAR GARDEN

This well thought out wrap around garden has many features, including decking area to the side of the conservatory for summer dining, large rockery and wendy house, patio area with steps up to the lawn. The garden faces west so should have ample sunshine for keen gardeners and outdoor entertaining.

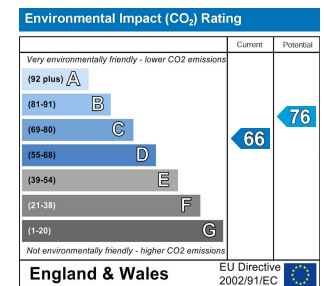
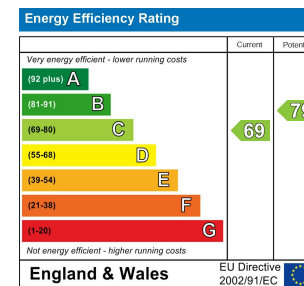
The shed is hidden away beside the side garage entrance.

### GARAGE

Double width garage with up and over door, side door.

### SERVICES

Gas, electricity and mains drainage  
 Gravesham Borough Council - local authority  
 Council tax band F £2788.88 2021/2022  
 Freehold



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements