



## The Street

Bapchild ME9 9AD

- Luxury Detached New Home
- Home Office/Occasional Bedroom
  - Open Plan Kitchen/Diner
  - Stunning Countryside Views
- Contemporary Bathroom & En Suite
- Three Double Bedrooms
- Downstairs Cloakroom
- Generous Living Room
- New Build Guarantee
- No Onward Chain

**Guide Price £450,000 - £475,000 Freehold**





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Mapps Estates are delighted to bring to the market this stunning three bedroom detached new build property, perfect for those seeking a comfortable, energy efficient, and stylish family home. The ground floor accommodation comprises an impressive kitchen/diner, a generous living room with patio doors leading to the garden and offering stunning views, a versatile study which is perfect for remote working, and a cloakroom. To the first floor, you will find a welcoming landing area, three double bedrooms, the master suite boasting a beautiful en-suite shower room, and a modern family bathroom. The well maintained rear garden is mainly laid to lawn with a delightful paved seating area which is perfect for outdoor entertaining and enjoys stunning open views of the surrounding countryside. In addition, there is the advantage of off road parking for two cars with electric car charging point and front & Rear Gardens. Being sold with the advantage of no onward chain, an early viewing comes highly recommended to really appreciate just what this home has to offer.

Situated in the sought after location within the popular village of Bapchild offering a primary school and Church, and which is conveniently situated between Sittingbourne and Faversham, where secondary schools, shopping facilities and mainline railway station (with regular High Speed services to London) can be found.

### Ground Floor:

#### Entrance Hall

8'2" x 5'2"

#### Open Plan Kitchen/Diner

12'9" x 10'9"

#### Living Room

16'4" x 10'9"

#### Study/Occasional Bedroom

#### Utility Room

7'5" x 4'7"

#### Cloakroom

7'5" x 3'3"

### First Floor:

#### Landing

12'5" x 8'2"

## Bedroom

12'5" x 10'9"

## En-Suite

7'9" x 5'6"

## Bedroom

10'9" x 10'9"

## Bedroom

12'5" x 10'9"

## Bedroom

7'9" x 6'6"

## Family Bathroom

7'9" x 6'6"

## Front & Rear Gardens





Ground Floor

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  |

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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 for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.