



Ibbett Mosely

3b Plowenders Close, Addington, West  
Malling, Kent, ME19 5AX



## THREE BEDROOM BUNGALOW LOCATED IN A QUITE CUL-DE-SAC IN THE VILLAGE OF ADDINGTON WITH PRIVATE REAR GARDEN AND OFF ROAD PARKING BUILT IN 2018 BY CLARENDON HOMES.

Guide Price £675,000 to £700,000

### ACCOMMODATION

The property comprises off a spacious sitting room, bespoke fitted kitchen, three bedrooms, (master with en suite) and a family bathroom. The garage has been converted into a storage room and large utility room / hobby room and could easily revert back to a single garage.

### KITCHEN

Bespoke design with Corian work surfaces, integrated sink, range of 7 Miele appliances including eye level ovens and microwave.

### BATHROOM AND EN-SUITES

Contemporary Roca bathroom suites.

### FLOORING

Underfloor heating to the ground floor provides excellent energy efficiency, whilst affording a great level of comfort.

### FINISHING TOUCHES

Oak veneered internal doors with chrome handles. Quality fixtures and fittings throughout.

### Entrance Hall

The entrance hall welcomes you with a bright and airy atmosphere, tiled flooring and subtle, neutral walls. A narrow console table with a lamp and decorative mirror create a warm and inviting first impression. Doors lead off to principal rooms, and a runner rug adds a soft texture beneathfoot, complementing the clean, contemporary design.

- Three Bedroom Detached Modern Bungalow
- Built as a small development of five properties in 2018
- Fabulous wrap around rear and front gardens
- Stunning high end modern finishes throughout
- Adapted Garage to provide Utility Room / Study
- Private Driveway for two cars plus area that could be extended
- Stylish ensuite and main bathroom
- No Onward Chain - EPC rating B - Energy Efficient
- Underfloor heating throughout
- Guide Price £675,000 to £700,000

### Kitchen

16'4" x 8'0"

This kitchen is a sleek, contemporary space with a long, narrow layout. Glossy cabinetry in a light neutral tone lines both sides, paired with corian work surfaces and a grey glass splashback. Integrated appliances include ovens, a microwave, and an induction hob. Recessed lighting brightens the room, which benefits from natural light pouring in through a glass door that opens out into the garden, facilitating indoor-outdoor living.

### Sitting Room

20'7" x 12'0"

This sitting room is a spacious and inviting area featuring plush carpeting and neutral decor. A large, comfortable corner sofa and an armchair are arranged around a sleek fireplace with a striking piece of art above it. Expansive French doors open directly onto the garden, flooding the room with natural light and creating a seamless connection between indoor and outdoor living spaces.

### Dining Room / Bedroom 3

10'4" x 7'10"

This bright and airy dining room is warmed by neutral colours and stylish finishes. It features a sleek glass dining table surrounded by comfortable upholstered chairs, set in front of a large window that fills the room with natural light. A built-in wardrobe along one wall provides useful storage, making this a practical yet elegant space for meals and gatherings.





### Utility Room

14'4" x 9'0"

The utility room is a bright, functional space with high-gloss cabinetry and a long work surface, equipped with a washing machine and dryer. A window and a door at the far end let in natural light and provide access to the garden, while the room also incorporates a compact workspace with a desk and chair, blending practicality with comfort.

### Master Bedroom

15'7" x 14'6"

This master bedroom offers a serene retreat with plush carpeting and a soft neutral colour palette. The room features a large, elegant bed with a tufted headboard and matching footboard, flanked by bedside tables and lamps. A wide window above the bed lets in natural light, while sliding mirrored wardrobes provide ample storage and reflect light to enhance the space. The room benefits from direct access to a modern ensuite bathroom.

### En suite

The ensuite bathroom is a stylish and practical space finished with light, textured tiles across walls and floor. A floating vanity unit with a contemporary sink and illuminated mirror sits beside a walk-in shower with a clear glass screen and rainfall showerhead. A modern, wall-hung toilet completes this well-appointed bathroom, designed for ease and elegance.

### Bathroom

The bathroom features a clean and modern design with large light tiles throughout and a white suite including a bath with overhead shower, a floating vanity unit with basin and an illuminated mirror, and a wall-hung toilet. The space is brightened by natural light filtering in through a window, making it both fresh and functional.

### Bedroom Two

10'4 x 10'1

A fabulous bedroom for visitors with a door to the garden patio and built-in wardrobes. Underfloor heating.

### GARDEN

The fully enclosed wrap around rear garden has been beautifully landscaped and maintained by the present owners and has the added benefit of a Crane Shed and Large Summer House.

### PARKING

Property has its own private driveway which can easily accommodate 2 cars, with further potential to add more parking if required.





## Rear Garden

The rear garden is a delightful outdoor space combining a sizeable lawn with mature, well-maintained borders filled with a variety of shrubs and trees. A paved terrace adjoins the rear of the house, furnished with comfortable seating and a large parasol, perfect for relaxing or entertaining. Towards the back, a charming summer house provides additional space for hobbies or quiet retreats, completing this peaceful and private garden.

## Front Exterior

The front exterior of the property presents a neat and welcoming appearance, with a brick-paved driveway leading to an attached garage. The bungalow is finished in white with a pitched roof and features well-tended planting that adds a splash of colour and enhances the overall curb appeal. The layout is simple and practical, with a pathway inviting you towards the main entrance.



## Summer House

12'4" x 9'1"

The summer house in the garden is a charming wooden structure with large double doors and windows on either side, allowing natural light to fill the space. It offers a versatile area that can serve as a home office, hobby room, or quiet retreat, surrounded by the lush greenery of the garden.

## ADDINGTON

The bungalow is situated in the popular village of Addington, a designated area of 'outstanding natural beauty.' The village is home to West Malling Golf Club, The Angel Inn, Addington Village Hall and a beautiful Grade I listed church. Also of note is the local country park spread across 160 acres on the crest of the North Downs and also benefits from good local hacking and equestrian facilities nearby.

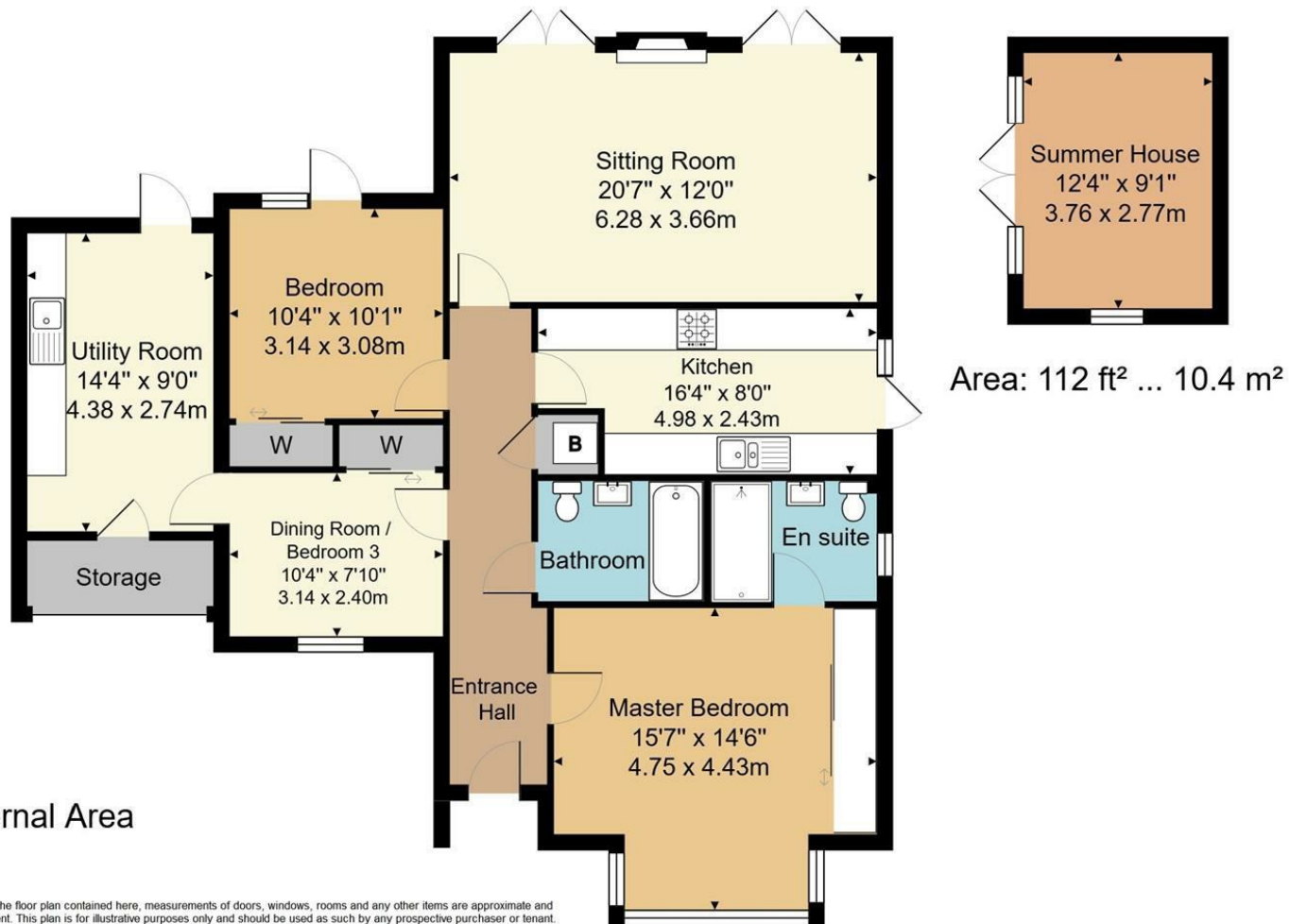


Addington is in close proximity to Trottiscliffe and Ryarsh villages. Also nearby is the historic market town of West Malling with a broad high street of specialist shops, as well as doctor's surgery, Post Office, Boots Pharmacy and Tesco stores and a great selection of restaurants and public houses.

West Malling and Borough Green railway stations serve London (Victoria). Tonbridge, Sevenoaks and the County Town of Maidstone town centres offer a wide range of shopping, educational and leisure facilities as well as main line stations (Charing Cross/Cannon Street). There is easy access to the M20's Junction 4 which links to the M26/M25 Motorway network, Dartford Tunnel, Channel Tunnel Terminus and ports, Heathrow and Gatwick International Airports, London and suburbs.

There are a good number of well regarded state and independent schools in the area.





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**EPC Rating- B**

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