Bluebell
ESTATES

15, Cork Street, Eccles, ME20 7HG
£260,000

## About this property.....

Beautifully presented throughout, this attractive home has been tastefully modernised by the current owners to create a stylish, move-in-ready property. This home is an ideal choice for first-time buyers or anyone looking for a home that can be enjoyed from day one.

The ground floor comprises a welcoming living room with a working fireplace, a separate dining room and kitchen, providing a practical layout for both everyday living and entertaining. Upstairs, there are two well-proportioned bedrooms and a modern family bathroom off the second bedroom, while the loft room offers useful additional space that could be adapted to suit a variety of needs.

A real highlight of the property is the impressive 90ft south-west facing rear garden. Whether you are a keen gardener or simply enjoy spending time outdoors, this generous space offers plenty of room to relax, entertain or cultivate, and also benefits from a charming summer house.

Parking is available on the road, with the added convenience of two free public car parks located approximately 280 metres from the property.For commuters, Ebbsfleet International is approximately 16 miles away, offering high-speed rail services to London St Pancras in around 19 minutes.

## Situation.....

If you have a soft spot for tranquil countryside strolls, Eccles is the perfect village for you. Discover Neolithic stones at Kits Coty or take in the idyllic Chapel Down vineyards on your leisurely walk. Cap off your excursion with a stop at the dog-friendly village pub, The Red Bull. Just beyond the village lies The Friars, an ancient religious house open to visitors and offering a serene garden, cafe, and farmers market. If you have young children and prefer a quaint village school, St. Marks primary school is a mere stone's throw away, boasting a Good rating in the latest Ofsted inspection and serving around 120 pupils (as at 2022). Local amenities include a village shop with postal services and a doctors' surgery complete with a dispensing chemist. For commuters, the M2 at the top of nearby Blue Bell Hill or the M20 at the bottom are easily accessible. Eccles village is a mere 22-minute drive (16 miles) from Ebbsfleet International Station, offering frequent trains to London St. Pancras in as little as 19 minutes.

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## What the owner says.....

Cork Street and Eccles will always be a special place to us as it is our first home. We have put a lot of time and effort into making it a home that we have loved living in. Eccles village is a lovely place to live and we are often over the park or the fields with our dog. Our neighbours have become friends and there is always something happening in the village to join in with. The garden is a great spot to spend time with friends and family which has been enjoyed over the years we have lived here. This home has provided us with lots of memories and we hope the next owners love it and Eccles just as much as we do.

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Agents Notes
Floor plans produced for illustrative purposes only. The position and sizes of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement.
These particulars are produced for information only and do not form part of any contract. The agent has not had sight of any title documents. Fixtures, fittings and services not tested.