



1B Gold Drive

Wainscott ME3 8FJ

Offers Over £400,000



Positioned on Gold Drive, in the Wainscott area, this beautifully presented semi-detached house offers a perfect blend of modern living and comfort. Built in 2010, this charming property spans an impressive 1,011 square feet and features three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. Upon entering, you are greeted by a welcoming hallway that leads to a well-equipped kitchen and breakfast room, perfect for casual dining. The immaculate lounge, bathed in natural light, overlooks the stunning rear garden, creating a serene atmosphere for relaxation and entertainment. The rear garden is a true highlight, thoughtfully designed to maximise enjoyment. It boasts an artificial lawn, composite decking, and a variety of seating and bathing areas, making it an excellent space for outdoor gatherings. Additionally, a fantastic cabin with a bar and seating area adds a unique touch, perfect for hosting friends or enjoying quiet evenings. The property also features a family bathroom, an ensuite shower room, and a convenient downstairs cloakroom. With parking available for 1 vehicle plus the garage, this home caters to the needs of modern living. The boiler is just five months old, ensuring efficiency and reliability. Conveniently located, this property offers easy access to the M2/A2, as well as a range of local amenities, including children's play parks, schools, and shops. With an EPC rating of C and a council tax band of D, this home is not only appealing but also practical. This semi-detached house is a wonderful opportunity for those looking to settle in a vibrant community. freehold management fees are £300 for the year



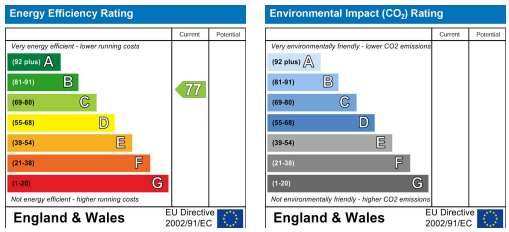
Area Map



Floor Plans

<p style="text-align: center;">Ground Floor Building 1</p>	<p style="text-align: center;">Floor 1 Building 1</p>	<p>Approximate total area[®] 1115 ft² 103.6 m²</p>
<p style="text-align: center;">Ground Floor Building 2</p>	<p>(1) Excluding balconies and terraces.</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>Calculations are based on RICS IPMS 3C standard.</p> <p style="text-align: right;">GIRAFFE360</p>	

Energy Efficiency Graph



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