



ESTATE AGENTS

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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and an illustration purpose which may not be to scale. If there are any important matters likely to affect your decision to buy please contact us before viewing the property.



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Fir Court
Ashford, TN24 0QW

Offers In Excess of £775,000



This property is one of a pair of brand new detached properties being constructed by a reputable local builder and being offered with a 10 year BLP warranty. These high spec executive homes have been designed with modern family living in mind with a traditional brick construction and finished off with hand made volcanic roof tiles. Particular benefits include spacious living accommodation comprising; Lounge, Kitchen/Diner with Utility Room, Family Room accessed via a large impressive entrance Hallway. To the first floor there is a spectacular galleried landing which leads to 4 bedrooms, 2 of which have their very own en-suites. Externally the property has a good size garden and double detached garage with plenty of additional parking.

Fir Court is positioned just off of Hythe Road in Willesborough and is conveniently positioned for the International Train Station, William Harvey Hospital, access to the M20 and other local amenities.

ENTRANCE HALL Large open hallway with Oak staircase to first floor, video entry system flush to the wall controlling the electric gates at the entrance, large storage cupboard, under stairs cupboard, Oak effect flooring.

rear, wall and base units matching the kitchen, sink and drainer unit, space for washing machine and tumble dryer, floor tiling with under floor heating.

LANDING 13' x 11' (3.96m x 3.35m) The large landing serves all of the bedrooms and is a great feature of the home, access to loft space.

MASTER BEDROOM 10' 10" x 10' 08" (3.3m x 3.25m) 17'08ft at the longest point and 8'04ft at the shortest point. Double glazed window to rear, TV & USB points, large storage cupboard which also houses the hot water tank, wall mounted alarm panel.

EN-SUITE Shower cubicle, wash hand basin with drawer unit below, low level wc, floor tiling with under floor heating.

BEDROOM TWO 11' 11" x 9' 09" (3.63m x 2.97m) Double glazed window to rear, TV & USB points, radiator and carpet.

EN-SUITE Corner shower cubicle, low level wc, wash hand basin, floor tiling with under floor heating.

BEDROOM FOUR 14' 03" x 8' 09" (4.34m x 2.67m) Double glazed window to front, TV & USB points, radiator and carpet.

BEDROOM THREE 14' 03" x 10' 01" (4.34m x 3.07m) Double glazed window to front, TV & USB points, radiator and carpet.

BEDROOM FIVE 13' x 9' 9" (3.96m x 2.97m) Double glazed window to front, TV & USB points, radiator and carpet.

FAMILY BATHROOM Suite comprising bath with shower over, low level wc, wash hand basin with cupboard units below, part tiled walls, floor tiling with under floor heating, chrome ladder towel rail, double glazed window to rear.

OUTSIDE The rear garden is mainly laid to lawn with a good size patio area with sandstone slabs. The garden backs onto fields and shielded to one side by tall Fir trees which provides ample privacy. There is side access which leads to the front. The front part laid to lawn the driveway being shingle and has access to the detached double garage with single electric up and over door. The property is accessed via a long private drive secured by electric remote controlled gates.



CLOAKROOM Sink unit with drawer below, low level wc, radiator, oak effect flooring, obscure double glazed window to side.

LOUNGE 21' 8" x 14' 2" (6.6m x 4.32m) Double glazed French doors to rear, feature fire place with Oak beam over, TV, telephone and internet points, electric points with usb points, double glazed windows to front and side.

DINING ROOM 14' 02" x 10' 04" (4.32m x 3.15m) Double glazed window to front, radiator, carpet, power points with USB points.

KITCHEN 28' 05" x 10' 04" (8.66m x 3.15m) Range of bespoke units comprising cupboards and drawers beneath work surfaces, matching wall units with lighting under, low level kick board lighting, integrated double NEFF oven with induction hob and remote controlled extractor hood fitted to ceiling, integrated dishwasher, American style fridge/freezer, ceramic sink and drainer, floor tiling with under floor heating, hidden TV point for wall mounted TV, power points with USB points, opening to conservatory/breakfast area.

UTILITY ROOM 10' 04" x 5' 10" (3.15m x 1.78m) UPVC door to side and window to



- Stunning Architecturally Detached Family Home
- Positioned within Gated Development
- Conveniently Positioned for Local Amenities
- En-Suites to 2 Bedrooms