



GUILDCREST ESTATES



## The Birch Mill Field

Ash, Canterbury, CT3 2BD

Asking price £495,000

This wonderful semi-detached, 3/4 bedroom family home sits in a quiet, private cul de sac in the picturesque village of Ash. Each home has been carefully designed with all the benefits of a brand new home, ensuring the countryside charm has been tastefully kept. With tile hung fascia, weatherboarding and detailed flint walls, these characterful houses sit beautifully in their countryside surroundings.

As you enter this lovely home, you step into the light entrance hall which leads to a generously sized lounge with sliding doors which lead into the garden, a cloakroom/WC and a large, spacious open plan kitchen/diner. The bespoke fitted kitchen comes with a breakfast bar, beautiful quartz worktops and integrated appliances which include a fridge/freezer, dishwasher, oven, gas hob and washer/dryer.

Upstairs you will find 3 double bedrooms, the master bedroom with an fully tiled en suite, a fully tiled family bathroom and a further room that would be an ideal office, dressing room or fourth bedroom.

With Karndean flooring in the hall, kitchen/diner and WC, there is luxurious carpet thought the rest of the home.

Outside is the landscaped front garden, paved driveway, garage, charging point, outside lighting and rear access to the garden. The rear garden is laid to lawn with a large patio area, outside tap and close board fencing with natural hedging.

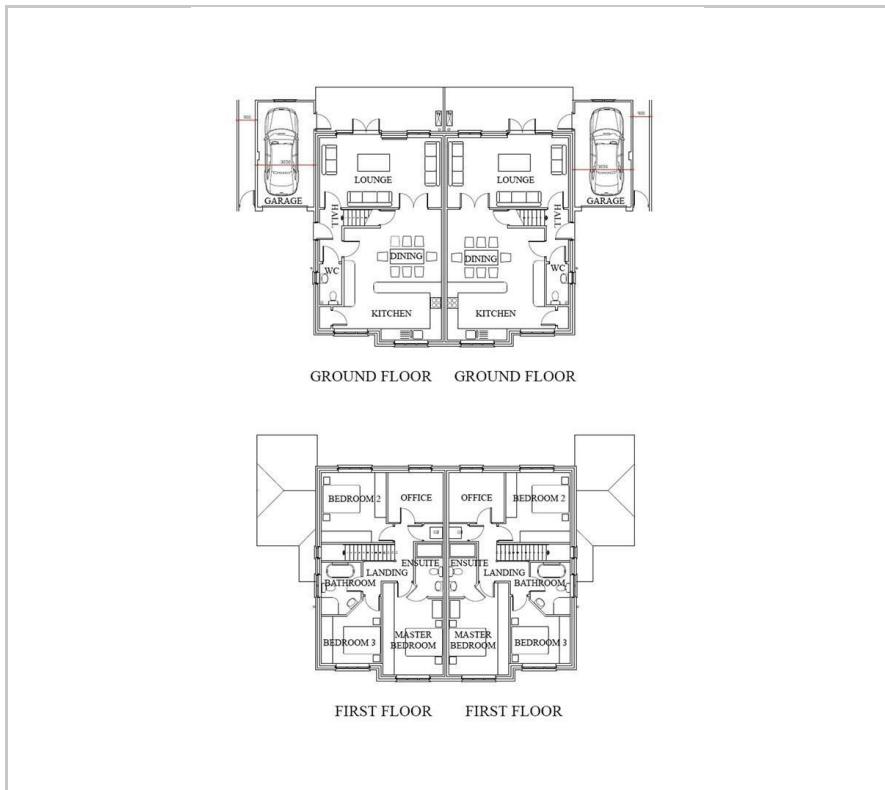
### Viewing

Please contact our Manston Office on 01843 272 200 if you wish to arrange a viewing appointment for this property or require further information.

- SEMI-DETACHED NEW BUILD PROPERTY
- 3 LARGE BEDROOMS
- LARGE KITCHEN / DINER
- MASTER BEDROOM WITH EN-SUITE
- OFFICE ROOM
- VILLAGE LOCATION
- INTEGRATED APPLIANCES
- LARGE GARDEN WITH PATIO AREA
- 2 CAR DRIVEWAY
- QUARTZ WORKTOPS



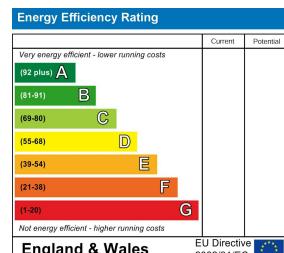
## Floor Plan



## Area Map



## Energy Efficiency Graph



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