



Forming part of the highly desirable Ryewood development in Dunton Green, this well appointed three double bedroom family home is situated toward the rear of the development and takes full advantage of all the on-sites facilities including the residents only gym, a number of children's play areas and an area of private woodland. Also within easy reach is Dunton Green mainline rail station (0.5 miles) with its excellent links to London, village primary school, local parade of shops and the Tesco superstore in Riverhead (0.8 miles).

Constructed by Berkeley Homes, the well planned and generously proportioned accommodation comprises a welcoming entrance hall with wc off, spacious open plan kitchen/dining/family room with three piece bi-folding doors to the rear garden, utility room, first floor sitting room and master bedroom with en-suite, two top floor double bedrooms and the family bathroom. Externally the property benefits from two allocated parking spaces located immediately in front of the property and an attractive low maintenance rear garden, as well as solar panels to the roof (capable of returning energy to the grid (keeping fuel costs low / potentially generating income). Your internal viewing comes highly recommended in order to fully appreciate all this contemporary family home has to offer.

## 19 Woodland Road

Dunton Green, Kent, TN14 5GD Freehold

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£575,000

## **ENTRANCE HALL**

Spacious and welcoming entrance hall has double glazed entrance door with glazed inserts and spyhole, radiator, inset downlighting, wood effect flooring, staircase ascending to first floor, door to utility closet with tiled floor, space and plumbing for washing machine / tumble dryer.

## **GROUND FLOOR WC**

Opaque double glazed window to front, heated towel rail, inset downlighting, tiled floor and attractive wall tiling to dado height, contemporary white suite comprises concealed flush WC and wall mounted wash basin.

## **KITCHEN / DINING ROOM**

Spacious open plan arrangement of kitchen / dining room has a lovely social feel to it and is arranged as follows:

### **KITCHEN:**

Contemporary fitted kitchen comprises an L-shape series of matching wall and base units, set with contrasting work tops and matching splashbacks. Integrated appliances include oven with five ring gas hob and overhead extractor, microwave oven, fridge over freezer and the dishwasher. Tiled flooring, inset downlighting, and door to usefully spacious under stairs storage cupboard. Fully open plan with the dining area.

### **DINING AREA:**

Three piece double glazed bi-folding doors to rear open up fully to provide access to the rear garden, radiator, attractive laminate wood flooring, TV point, open space for dining table and chairs.

## **FIRST FLOOR LANDING**

Radiator, fitted carpet, return staircase to second floor and doors off.

## **SITTING ROOM**

Twin double glazed windows to front, radiator, fitted carpet, pendant light and TV point.

## **BEDROOM ONE**

Generous double bedroom has twin double glazed windows to rear, radiator, fitted carpet and a series of built in wardrobe fittings with sliding mirrored fronts across one entire wall. Door providing access to the en-suite shower room.

## **EN-SUITE SHOWER ROOM**

Contemporary shower room has heated towel rail, tiled floor attractively tiled walls to contrast, inset downlighting, full size step in shower cubicle, concealed flush WC and wall mounted wash basin. Inset bathroom cabinet with mirrored fronts, courtesy light and shaver point.

## **SECOND FLOOR LANDING**

Fitted carpet, door to airing cupboard with linen storage space, housing for wall mounted boiler and doors off to all rooms.

## **BEDROOM TWO**

Generous double bedroom has twin double glazed windows to rear, radiator, fitted carpet and an extensive L-shape series of built in wardrobe fittings across one entire wall.

## **BEDROOM THREE**

Generous double bedroom has twin double glazed windows to front, radiator, fitted carpet and a series of wardrobe fittings with mirrored fronts to remain.

## **FAMILY BATHROOM**

Contemporary bathroom has heated towel rail, tiled floor attractively tiled walls to contrast, inset downlighting, contemporary white suite comprising panel bath with wall mounted shower unit and screen, concealed flush WC and wall mounted wash basin. Inset bathroom cabinet with mirrored front, courtesy light and shaver point.

## **PARKING**

There are two parking spaces side by side located directly in front of the property.

## **GARDEN**

Delightful low maintenance garden to rear is set within a neatly fenced perimeter and comprises a paved patio terrace which is ideal for sitting out and entertaining as well as the artificially lawned garden area.

## **RESIDENTS BENEFITS**

Solar panels to the roof - with potential to return electricity to the grid and make money / reduce heating costs.

Onsite residents only gym

Communal green areas, including multiple play parks for children

## **ADDITIONAL INFORMATION**

Property is Freehold

Council Tax Band E

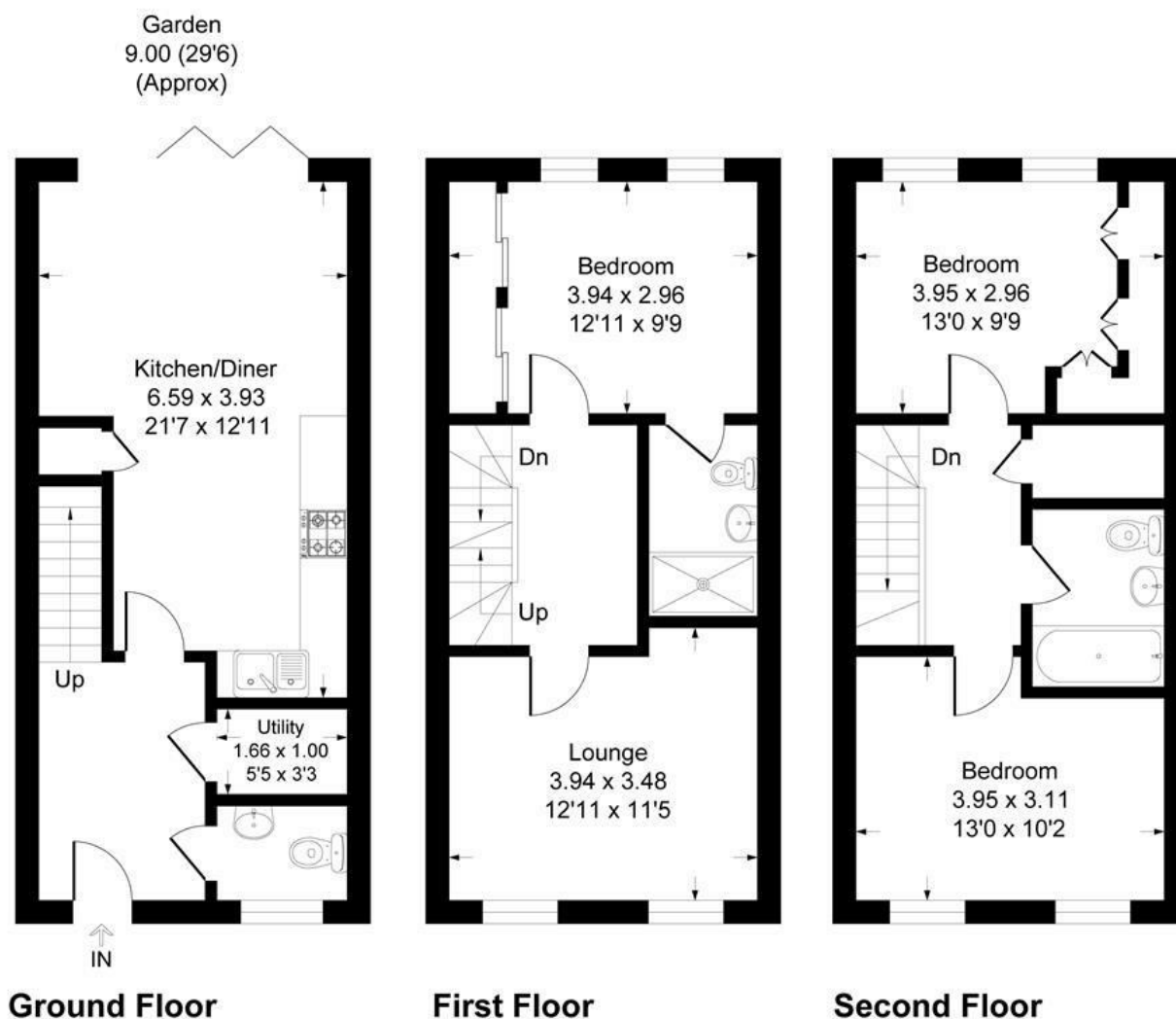
An association charge of £340 per half year is paid for upkeep of all communal areas on the development and use of the residents only gym





# Woodland Road, TN14

Approximate Gross Internal Area 108.2 sq m / 1165 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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