



3 Martins Close,
Tenterden, Kent TN30 7AJ

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Guide Price : £700,000

This 4 bedroom detached house with garage, south east facing garden and driveway, occupies a tucked away, popular cul-de-sac location within walking distance of the town centre and all the amenities.

This most attractive, detached, three-storey neo-Georgian style property offers much in the way of potential. Although perfectly liveable as it stands, there is scope here to update the interiors and put your own stamp on this lovely home, or if desired, due to the generous size of the plot, extend the existing footprint (subject of course to the necessary permissions).

To the front of the property is a driveway where there is off-street parking in front of the attached garage and to the rear, a good size, mature, southeast facing garden.

This lovely home, situated in a most favoured residential close within walking distance of the centre of Tenterden and its many amenities, must be viewed to be appreciated.

- Detached 4-bedroom 3 storey Neo-Georgian home
- Would now benefit from some internal modernisation
- Potential to extend (subject to planning permission)
- Good size plot with mature south-east facing garden
- Drive for off-street parking / Attached Garage
- Tucked away popular residential cul-de-sac location
- Walking distance of all the many local amenities
- Wide choice of local schools including Grammars
- Mainline stations at Headcorn & Ashford (High Speed)
- Viewing highly recommended / NO ONWARD CHAIN

SITUATION: 3 Martins Close stands in a prime location in a quiet cul-de-sac, just a few minutes' walk from the High Street of Tenterden, which is well known for its abundance of independent shops, small cafes and restaurants. It also boasts a beautiful tree lined avenue and an abundance of historic buildings. In addition, there is a comprehensive range of national High Street shopping names, banks, leisure and health facilities. A variety of educational opportunities exist in the town, all of which are within walking distance, and this property also falls within the catchment for the highly regarded Ashford Grammar Schools. The area is well served for transport links. Headcorn station (8.9 miles) offers services to London taking about an hour, and Ashford International (12.4 miles) has the high-speed service to London St Pancras

www.warnergray.co.uk

info@warnergray.co.uk 01580766044

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ENTRANCE HALL The front door opens into a generous hall where there is space for free standing furniture. Stairs to first floor. Doors to cloakroom, sitting room and kitchen.

CLOAKROOM Wash basin and w.c.

KITCHEN / BREAKFAST ROOM 12'1 x 10'9. Fitted with a range of units, both base and wall, with laminate worktops and one and a half bowl sink unit. Space for cooker, fridge/freezer, dishwasher and table and chairs. An external door with windows either side give access to and views over the terrace and rear garden beyond. Built-in cupboard. Boiler. Door to sitting / dining room.

SITTING / DINING ROOM 21'9 x 12'1. A spacious double aspect sitting / dining room with window to the front and glazed patio doors to the back opening onto the conservatory. A brick fireplace makes a cosy focal point in the room.

CONSERVATORY 11'7 x 11'5. This good size conservatory could be used in a number of different ways. Glazed windows give a 180-degree vista over the lovely south east facing garden, and patio doors give access to the terrace beyond.

UTILITY ROOM There is a useful utility room accessed via the terrace at the back of the house. Worktop with sink unit.

From the entrance hall, a turned staircase leads to the spacious **FIRST FLOOR LANDING** with windows to the front and side. Room for free standing furniture. Doors to bedrooms 1, 2 and the family bathroom. Two useful built-in cupboards, one housing the hot water cylinder. Stairs to second floor.

BEDROOM 1 15' 10" x 11'. Spacious double bedroom with built-in sliding door wardrobe. Views over the rear garden.

BEDROOM 2 15'10 x 9'8. Generous double with built-in sliding door wardrobe. Front window overlooking the close.

FAMILY BATHROOM Good size bathroom with panelled bath, corner shower, WC and wash basin.

Stairs from the first-floor landing lead to a landing on the **SECOND FLOOR** which gives access to bedrooms 3 and 4 and the eaves space (unmeasured). NB: Some restricted head height to this floor.

BEDROOM 3 13' 4" x 12'5. A good size double bedroom with window to the side and built-in storage.

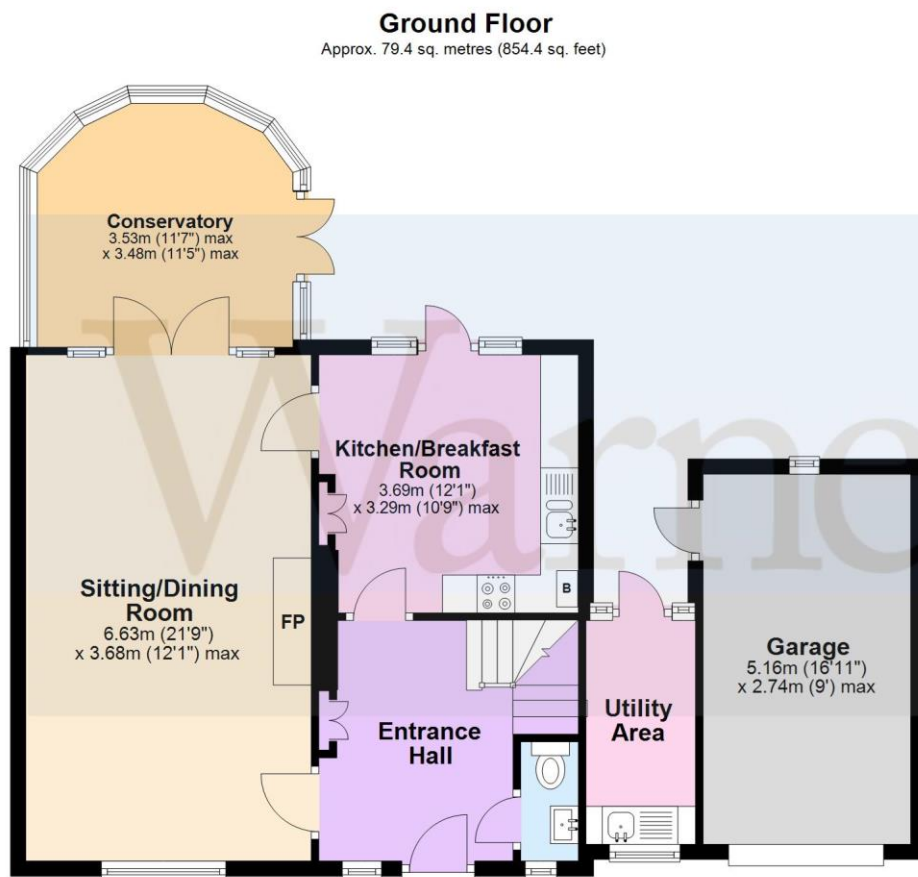
BEDROOM 4 12'5 x 6'11. A good size fourth bedroom which has access to further eaves storage space (unmeasured).

OUTSIDE The property is approached over a driveway providing parking in front of the attached garage. NB: There is the potential to extend the parking area if desired. The front garden is laid to lawn with established borders, part enclosed by a low garden wall.

The good size south-east facing rear garden is approached via a side gate, behind which is a bonus area where there is a timber framed greenhouse and room for bin storage. The garden itself is laid mainly to lawn with mature planting and a raised paved terrace immediately to the rear of the house. NB: Due to the size of the garden, there is the potential to extend subject of course to any necessary permissions.

SERVICES Mains: water, electricity, gas and drainage. EPC Rating: tba. Local Authority: Ashford Borough Council. Council Tax Band: F. LOCATION FINDER what3words: ///land.primed.assembles





Total area: approx. 158.4 sq. metres (1704.9 sq. feet)

This floorplan provides a representation of the functionality using approximate measurements and is not meant to be a precise reflection of the property, its size and detail. No responsibility is taken for any error omission or misstatement. Specifically no guarantee is given about the property size if quoted in the floorplan and outbuildings. Plan produced using PlanUp.

