

for sale

guide price **£525,000**



Primrose Drive Kingsnorth Ashford TN23 3NP

Five Bedroom Detached Home - Driveway for Ample Vehicles - Beautifully Presented Throughout - Master Bedroom with En-suite across Second Floor - En-suite to Second Bedroom - Versatile Accommodation including three Reception Rooms - Office, Utility Room & Downstairs WC - Popular Park Farm Location



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Entrance Hallway

As you enter the property you will find stairs leading to the first floor landing, fitted vertical radiator, wall lights, porcelain tiled floor, solid oak doors and a glazed door to the front.

Lounge

16' 6" x 10' 5" (5.03m x 3.17m)

With carpeted floor, solid oak doors, double glazed double doors allowing access to the garden, two wall fitted radiators and ceiling spot lights.

Dining Room

11' x 8' 8" (3.35m x 2.64m)

With carpeted floor, double glazed window to the rear over looking the garden, wall fitted radiator and glazed solid oak doors.

Kitchen

16' 9" x 7' 8" (5.11m x 2.34m)

a fully fitted kitchen with wall and base units, tiled splash back, stainless steel extractor fan, double electric oven, space for dishwasher, space for America style fridge/freezer, fitted breakfast bar, fitted wine rack, access to under stair storage, wall fitted radiator, porcelain tiled flooring, ceiling spot lights, double glazed window to the front and double glazed side door leading to the garden.

Family Room

17' 10" x 7' 6" (5.44m x 2.29m)

With carpeted flooring, floor to ceiling double glazed window to the side, double glazed doors leading to the garden, double glazed velux roof light window, wall mounted vertical radiator, wall lights and fireplace.



Study

8' 11" x 7' 2" (2.72m x 2.18m)

With carpeted floor, double glazed window to the front and solid oak door.

Utility Room

7' 10" x 7' 4" (2.39m x 2.24m)

Cloakroom

Will fitted wall and base units, space for washing machine, space for tumble dryer, butler sink and access to storage above.

First Floor

Landing

With carpeted floor, ceiling spot lights, stairs to second floor and solid oak doors.

Bedroom 2

12' 3" x 10' 4" (3.73m x 3.15m)

With carpeted flooring, double glazed window to the front, fitted storage cupboard, wall fitted radiator and solid oak door.

En-Suite

Fitted with low level W.C wash had basin, floor to ceiling tiled corner shower with cubicle, heated towel rail and double glazed window to the front.

Bedroom 3

11' x 8' 8" (3.35m x 2.64m)

With carpeted floor, double glazed window To he rear, wall mounted radiator and double fitted wardrobes.

Bedroom 4

8' 4" x 8' (2.54m x 2.44m)

With carpeted floor, double glazed window to the rear, wall fitted radiator and double fitted wardrobe.

Bedroom 5

8' 5" x 7' 11" (2.57m x 2.41m)

With carpeted floor, double glazed window to the front and wall fitted radiator.

Bathroom

With low level W.C, wash hand basin, panelled bath with mixer taps, heated towel rail, ceiling spot light, obscured double glazed window to the side.

Second Floor

Bedroom 1

17' 3" x 15' 7" (5.26m x 4.75m)

With carpeted floor, two double glazed windows to the rear, fitted wardrobe, ceiling spotlights, wall fitted radiator and solid oak door.

En-Suite

With low level W.C, floor to ceiling tiled shower cubicle, vanity unit, wash hand basin.

Outside

Rear Garden

The private rear garden is mainly laid to law with a patio area, side access, external electrical sockets, external wall mounted evening down lights and external taps.

Parking

To the front of the property there is off road parking for multiple vehicles, there is also access to the front storage area with an up and over door and external wall mounted evening down lights.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref: PFM404272 - 0014

Tenure: Freehold

EPC Rating: C

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