



Shipleigh Mill Close, Kingsnorth

Guide Price £450,000 to £475,000

28 Shipley Mill Close

Kingsnorth, Ashford

Impressive 4-bed detached house in Kingsnorth. No chain. Double garage & ample parking. Spacious hallway, study, lounge, dining room. 4 well-appointed bedrooms, master with en suite. NW facing garden, patio, flowerbeds, covered seating area. Side patio, wooden shed. Double garage & parking for 2.

Council Tax band: E

Tenure: Freehold

- Guide price £450,000 to £475,000
- Four Bedroom Detached House
- No Onward Chain
- Popular Kingsnorth Location
- Quiet Cul de Sac Location
- Double Garage and Driveway
- En Suite Shower Room
- Downstairs Cloakroom
- Lounge, Dining Room and Study
- North West Facing Rear Garden.



Entrance Hallway

Composite entrance door. Tiled flooring. Radiator to the wall.

Study

Carpet laid to floor. Window to the front. Radiator to the wall.

Cloakroom

Tiled flooring. Window to the side. Radiator to the wall. W.C and washbasin.

Kitchen

9' 9" x 7' 10" (2.98m x 2.38m)

Tiled flooring. Window to the front. Radiator to the wall. Worksurface. Sink and drainer. Gas hob, oven and overhead extractor. Wall and floor units. Integral dishwasher.

Utility Room

7' 7" x 4' 11" (2.32m x 1.50m)

Upvc door to the side. Tiled flooring. Radiator to the wall. Worksurface with floor units. Space for a washing machine and fridge freezer. Potterton Boiler. Extractor to the ceiling.

Dining Room

10' 6" x 8' 6" (3.21m x 2.58m)

Carpet laid to floor. Window to the rear. Radiator to the wall. Understairs storage cupboard.

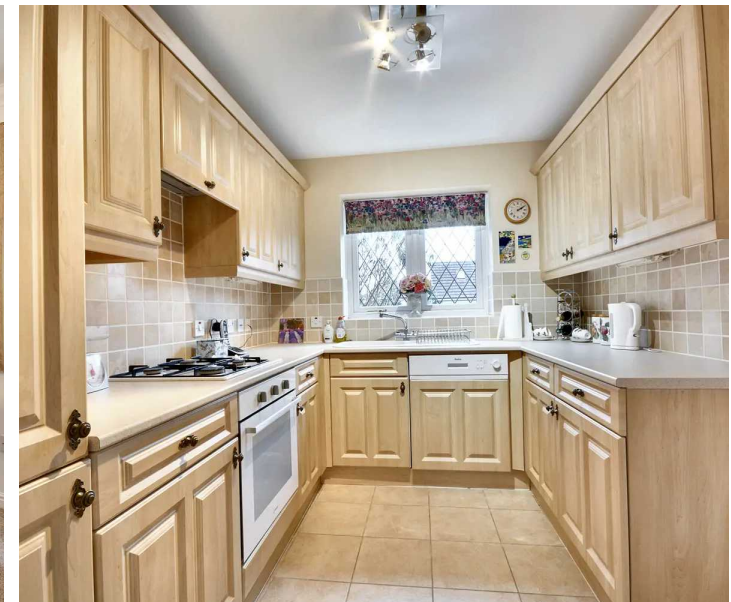
Lounge

13' 11" x 10' 10" (4.25m x 3.30m)

Carpet laid to floor. Radiator to the wall. Feature fireplace. Window and Upvc door to the rear garden.

Landing

Carpet laid to floor. Window to the side. Loft access. Airing cupboard housing the hot water tank.



Family Bathroom

Tiled flooring. Window to the side. Radiator to the wall. Ceiling extractor. Three piece suite comprising of a bath, W.C and washbasin.

Bedroom 1

11' 1" x 10' 0" (3.39m x 3.05m)

Carpet laid to floor. Window to the front. Radiator to the wall. Double built in wardrobe.

En-suite Shower to master bedroom

Tiled flooring. Window to the side. Radiator to the wall. Large shower cubicle. Wash basin and W.C. Ceiling extractor fan.

Bedroom 2

9' 5" x 8' 5" (2.88m x 2.56m)

Carpet laid to floor. Window to the rear. Radiator to the wall. Built in double bedroom.

Bedroom 3

7' 9" x 7' 6" (2.36m x 2.29m)

Carpet laid to floor. Window to the rear. Radiator to the wall.

Bedroom 4

10' 0" x 7' 9" (3.04m x 2.37m)

Carpet laid to floor. Window to the front. Radiator to the wall. Built in single cupboard.

Front Garden

Mainly laid to lawn with a patio pathway and shingle to the front of the property.

Rear Garden

Enclosed rear garden with a Large patio area. Laid to lawn area with surrounding flowerbeds and a covered seating area. There is also a side patio with an entry gate and wooden shed.

Garage

Double Garage

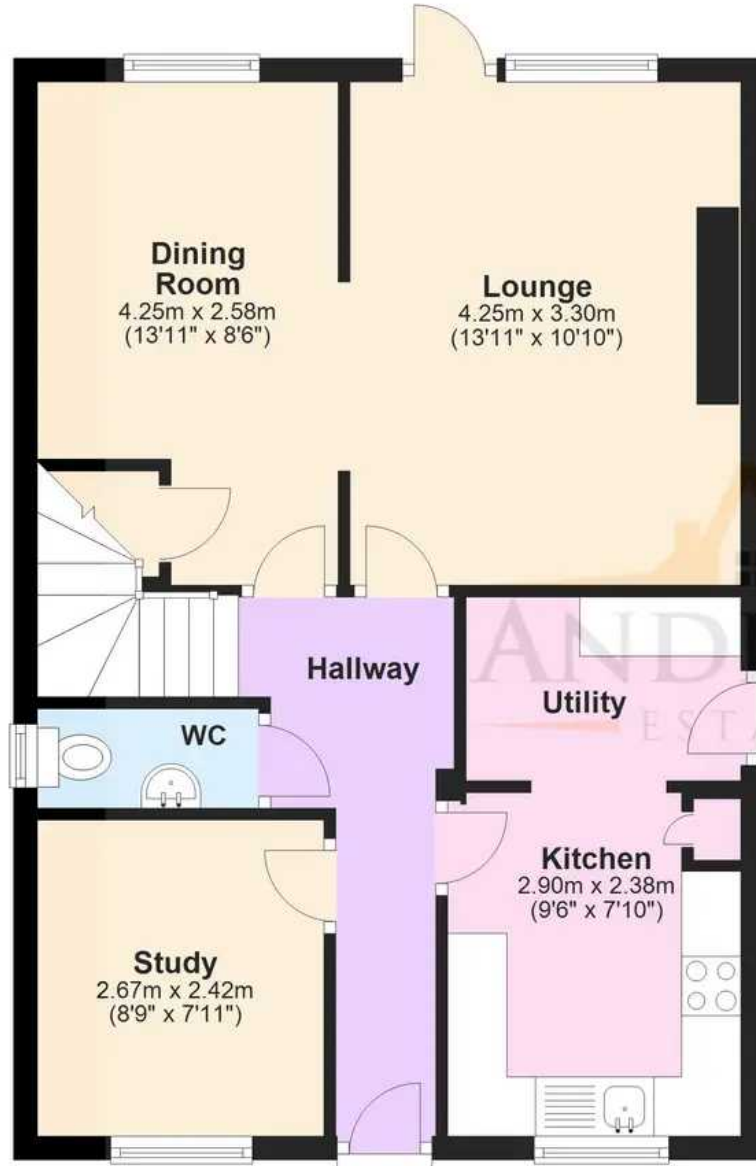
Double garage with power and lights and parking to the front for 2 cars.





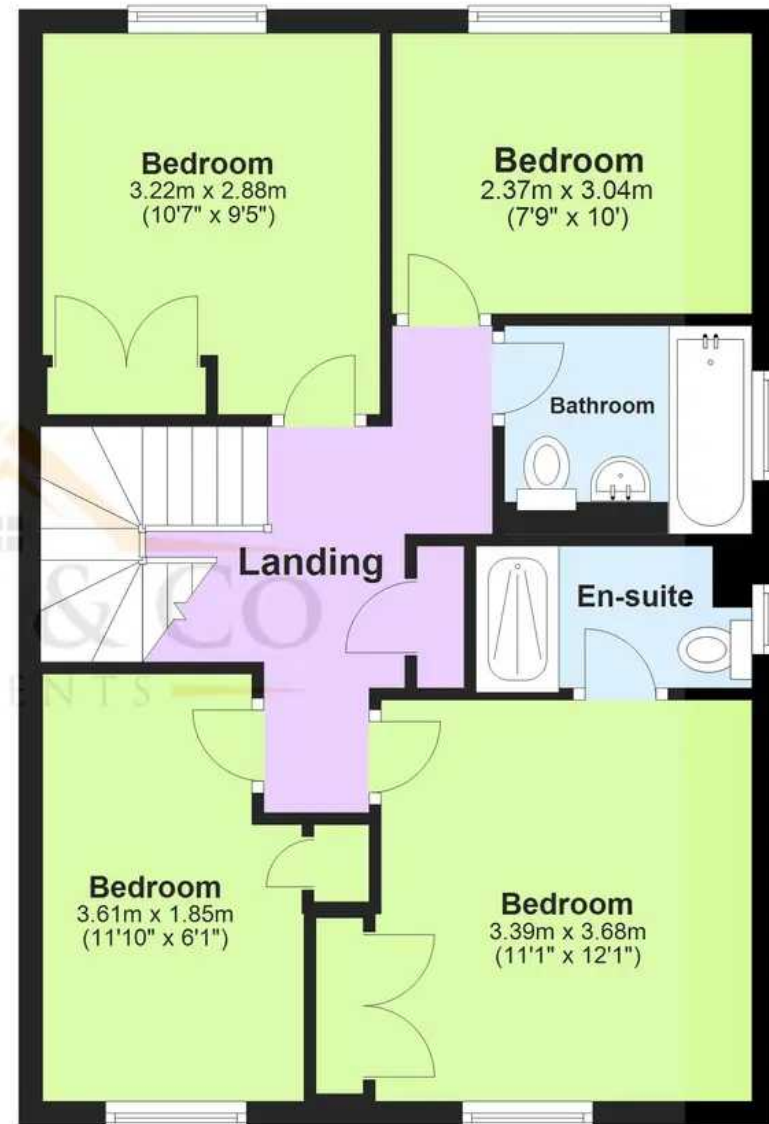
Ground Floor

Approx. 52.7 sq. metres (566.8 sq. feet)



First Floor

Approx. 54.4 sq. metres (585.8 sq. feet)



Total area: approx. 107.1 sq. metres (1152.6 sq. feet)

Plans are for layout purposes only and not drawn to scale, with any doors, windows and other internal features merely intended as a guide.

Plan produced using PlanUp.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and purchasers are advised to satisfy themselves as to the working order and condition, if a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.

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