



21 Campion Close, Ashford

Offers in Region of £570,000

21 Champion Close

Ashford, Ashford

Desirable 4-bed detached family home with modern living spaces, 3 floors, family bathroom, 2 shower rooms, large kitchen, rear garden with patio area and shed. Garage, driveway, and 2 parking spaces. Built by Pentland Homes in 2014, close to amenities and Highworth Girls School.

Council Tax band: F

Tenure: Freehold

- Spacious 4 Bedroom Detached Family Home
- Conveniently Located for Amenities & Highworth Girls School
- Flexible accommodation arrange over 3 floors.
- Family Bathroom & 2 Shower Rooms
- Garage with driveway parking and 2 additional allocated parking spaces
- Large Kitchen with french doors to rear garden
- Enclosed Rear Garden with gated side access
- 2014 Construction by popular Pentland Homes
- NO ONWARD CHAIN



Entrance Hallway

Spacious entrance hall with storage cupboard, carpeted with stairs to first floor.

Cloakroom

Low level wc, wash hand basin and obscure window to front.

Utility Room

With range of cupboards beneath worksurfaces, space and plumbing for washing machine.

Kitchen/breakfast room

20' 11" x 14' 10" (6.38m x 4.52m)

With 2 sets of French doors leading to rear garden and patio area. Wide range of cupboards and drawers beneath work surfaces, induction hob with overhead extractor fan and eye level oven with microwave built in, spot lights, window to side, integrated fridge/freezer and dishwasher, sink with mixer tap and drainer.

First floor landing.

With stairs to second floor, windows to front, 2 built in storage cupboards.

Lounge

17' 3" x 14' 10" (5.26m x 4.52m)

Carpeted, double aspect with windows to side and rear and glazed door to Juliet balcony.

Shower Room

White suite comprising low level wc, wash hand basin with mixer tap, tiled shower cubicle, obscured window to front, towel radiator.

Bedroom

13' 11" x 6' 10" (4.24m x 2.08m)

Carpeted with window and glazed door to Juliet balcony to front.

Bedroom

13' 11" x 8' 5" (4.24m x 2.57m)

Carpeted with window to rear.

Second floor landing



REAR GARDEN

The rear garden benefits from patio area and is mostly laid to lawn with timber shed and gated side access.

GARAGE

Single Garage

With up and over door.

DRIVEWAY

2 Parking Spaces

Block paved driveway parking for 2 vehicles.

ALLOCATED PARKING

2 Parking Spaces

Block paved allocated parking for 2 vehicles.





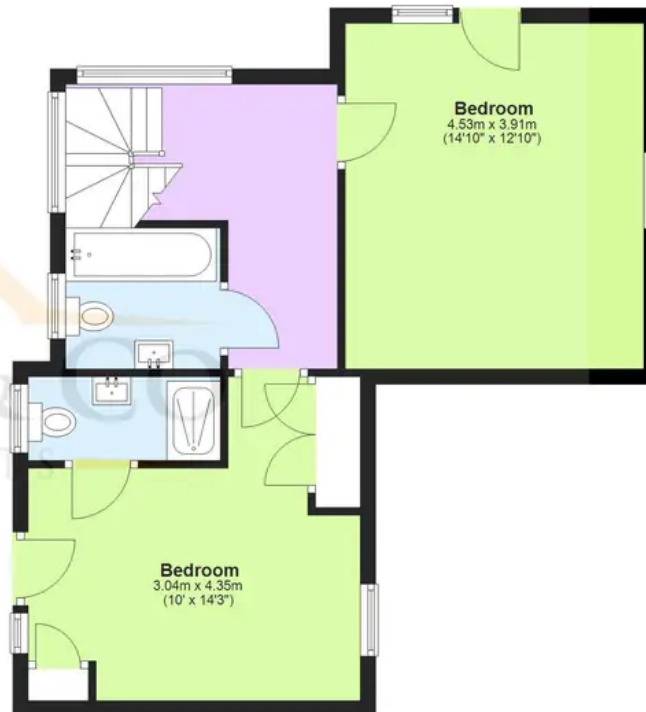
Ground Floor

Approx. 49.3 sq. metres (531.1 sq. feet)



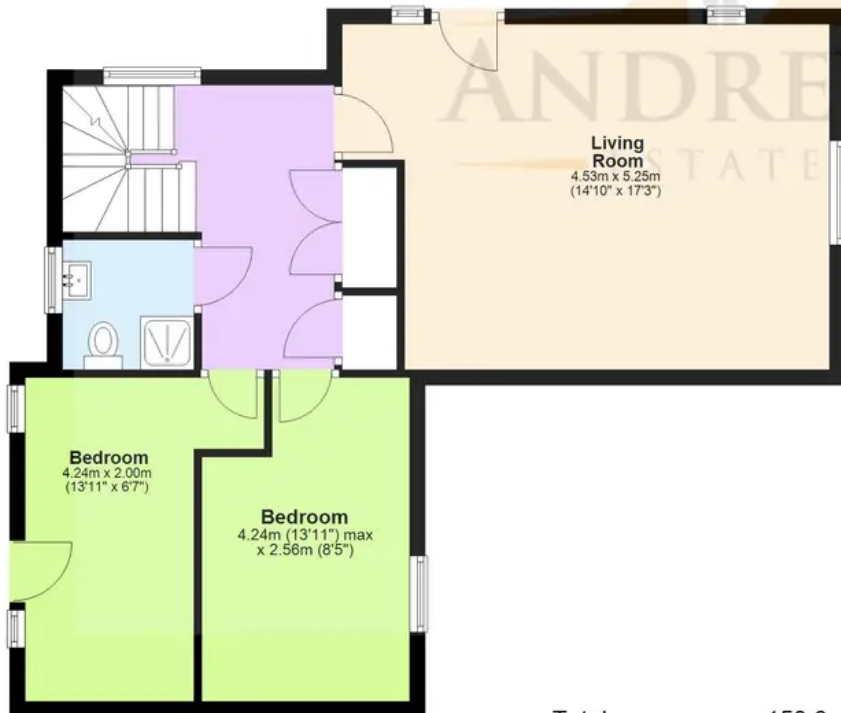
Second Floor

Approx. 50.2 sq. metres (540.0 sq. feet)



First Floor

Approx. 60.4 sq. metres (650.1 sq. feet)



Total area: approx. 159.9 sq. metres (1721.3 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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