



44 Shipley Mill Close, Kingsnorth

In Excess of **£400,000**

44 Shipley Mill Close

Kingsnorth, Ashford

Attractive 4-bed detached home in Park Farm with NO ONWARD CHAIN. Spacious property ripe for modernisation, featuring lounge, dining room, kitchen with utility room. 4 bedrooms offer flexible accommodation, with front and rear gardens plus garage and parking spaces. Ready for personal touches to create dream home.

Council Tax band: E

Tenure: Freehold

- NO ONWARD CHAIN
- Attractive 4 Bedroom Detached Family Home
- Popular Park Farm Location
- Requiring Modernisation
- Detached garage with additional parking
- Kitchen with Handy Utility Room
- Lounge & Dining Room



Hallway

With stairs to first floor and under stairs storage cupboard.

Lounge

18' 9" x 10' 7" (5.72m x 3.23m)

Carpeted with window to front and patio doors leading to garden.

Dining Room

13' 2" x 9' 2" (4.01m x 2.79m)

Bay window to side and window to front.

Cloakroom

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

Kitchen

10' 10" x 9' 7" (3.30m x 2.92m)

Range of cupboards and drawers beneath work surfaces, wall mounted units comprising glass fronted display units, window to side, 1 and half bowl stainless steel sink with mixer tap and drainer, space and plumbing for dishwasher and space for freestanding oven.

Utility Room

8' 8" x 4' 9" (2.64m x 1.45m)

Wall mounted boiler, part glazed door leading to garden, storage cupboard beneath worksurface, space and plumbing for washing machine, sink with mixer tap and drainer.

Landing

Window to rear, airing cupboard.

Bedroom

11' 1" x 9' 5" (3.38m x 2.87m)

Window to front and built in double wardrobe.

En-suite Shower Room

Low level wc, wash hand basin, tiled shower cubicle and obscured window to front.

Bedroom

10' 10" x 9' 9" (3.30m x 2.97m)

Window to side and double built in wardrobes.



FRONT GARDEN

The front garden is laid to lawn and extends to the side of the property with range of shrubs and bushes.

GARDEN

The rear garden is laid to lawn with patio area, there is a further patio area under attractive pergola. There is gated rear access leading to parking and timber storage shed.

GARAGE

Single Garage

Garage with up and over door and personal door to rear garden.

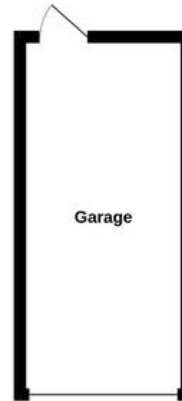
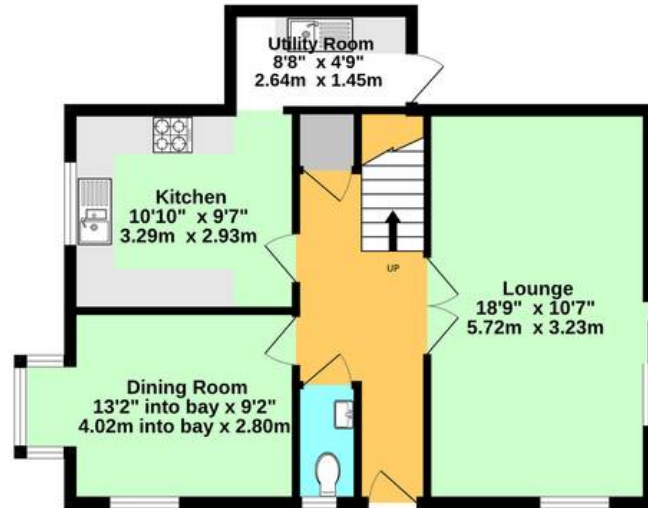
SECURE GATED

1 Parking Space

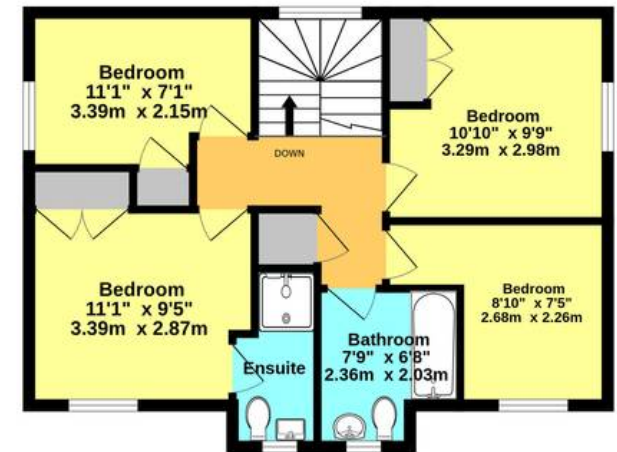
Further parking space behind double gates.



Ground Floor



1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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