



Lancaster Close

Hamstreet, Ashford, TN26



DESCRIPTION

An attractive modern home well situated in a sought after village location. The spacious accommodation includes an entrance hall, kitchen breakfast room, utility room, cloakroom, sitting room, dining room, conservatory, 4 bedrooms, study/5th bedroom, 2 en suite shower rooms and a family bathroom. This property also benefits from an attractive rear garden, a double garage and off road parking.

LOCATION

Hamstreet offers good local amenities including doctors, dentist, nursery and primary school, post office, public house, local stores, garden centre and branch line railway station. Located approximately 5 miles from the market town of Ashford, Hamstreet offers excellent connections to the M20 motorway and Ashford International Station, with fast trains direct to London.

Guide Price: £575,000

Services: Mains electricity, water and drainage. Communal metered gas supply.

Tenure: Freehold

Council Tax: Band F





Entrance hall Stairs to first floor. Under stair cupboard. Integral broom cupboard. Radiator.

Cloakroom Low level close coupled wc. Wash hand basin with vanity cupboard below. Radiator.

Sitting Room Fireplace with timber surround and stone hearth. Wall light points. 2 Radiators.

Kitchen / Breakfast Room A light and spacious kitchen and breakfast dining area. Floor and wall mounted kitchen storage units with ample worksurface and tiled splash backs. Stainless steel 1 ½ bowl sink with mixer tap and drainer. Integrated appliances are: electric double oven, 4 plate electric hob with extractor hood over, dishwasher. Space for a fridge freezer. 2 radiators. Space for a breakfast dining table.

Utility Room Floor and wall mounted storage units. Stainless steel sink with mixer tap and drainer. Tiled splash backs. Space for a washing machine and dryer. Extractor fan. Radiator.

Study/ Bedroom Radiator.

Conservatory An attractive conservatory with tiled floor and doors to the garden.

Stairs to First Floor Landing Radiator. Access to roof void. Airing cupboard housing hot water cylinder.

Bedroom A spacious bedroom with built in wardrobe cupboards. Radiator.

En Suite Shower Room Suite comprises low level close coupled wc, wash hand basin, double width shower enclosure. Radiator. Extractor fan. Tiled splash backs.

Bedroom Radiator. Wardrobe cupboards.

En Suite Shower Room Suite comprises low level close coupled wc, pedestal wash hand basin, shower enclosure. Radiator. Extractor fan. Tiled splash backs.

Bedroom Built in wardrobe cupboards. Radiator.

Bedroom Built in wardrobe cupboards. Radiator.

Family Bathroom Suite comprises bath with mixer tap and spray, pedestal wash hand basin, low level close coupled wc. Tiled splash backs. Extractor fan. Radiator.

Garage A spacious double garage with up and over garage doors, power and light. Gas fired boiler.

Outside The attractive rear garden is mostly laid to lawn with hedges, shrubs, borders and a patio area to the side. Outside lights, tap and power socket. The front garden is planted with shrubs and bushes and a brick paved driveway provides off road parking.

Agents Notes

Prospective purchasers are advised to conduct their own investigations through their own solicitors and surveyors. These details should be considered only as an indication to assist when deciding whether to view or not. Equipment and the electrical circuits have not been tested nor has any heating, plumbing or drainage system. Purchasers should check that the land offered is the "whole or a part of" the parcel indicated in the land registry plan. Prospective purchasers are advised to check the boundaries as indicated against the established boundaries on the ground and any land registry documents before proceeding.

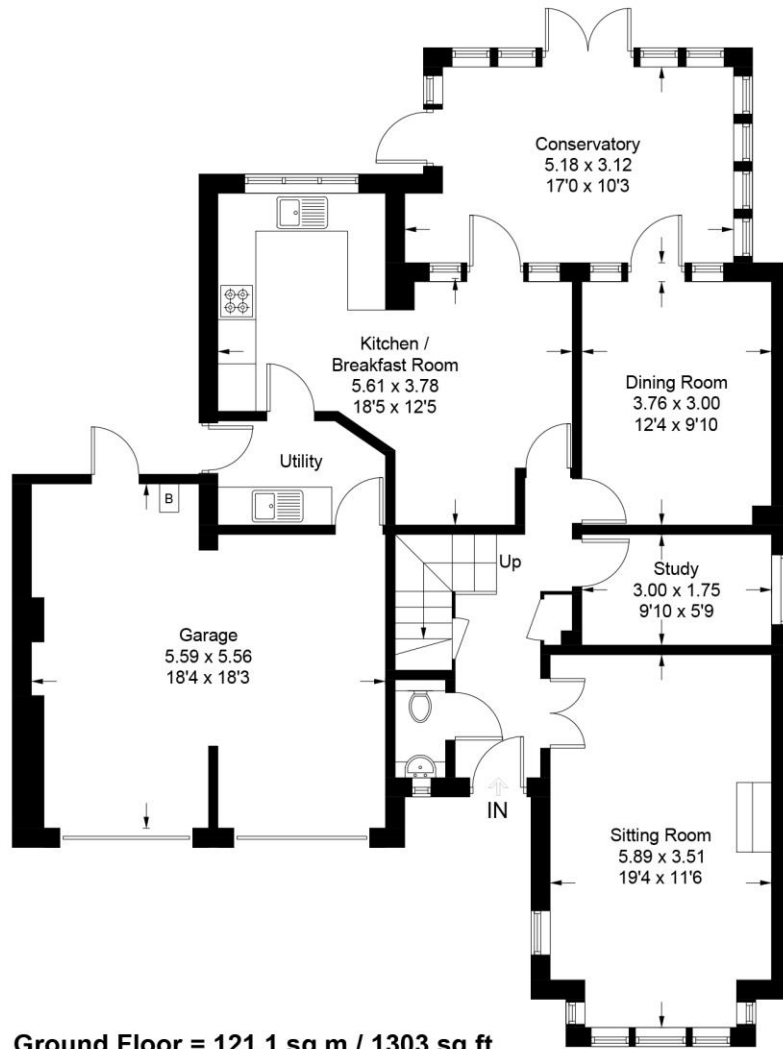
Fixtures listed in these details may be available as part of the sale. Purchasers are advised to check the fixtures list as provided at the time of sale by the solicitor.

Viewing

Strictly by prior appointment with the agents, Angela Hirst Surveyors and Valuers on 0845 521 1980.

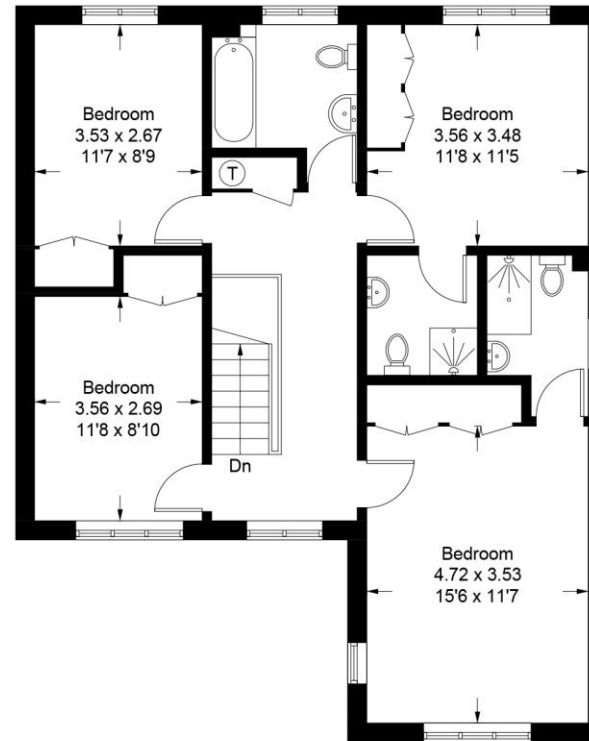






Ground Floor = 121.1 sq m / 1303 sq ft

Approximate Gross Internal Area
 Ground Floor = 121.1 sq m / 1303 sq ft
 First Floor = 79.9 sq m / 860 sq ft
 Total = 201.0 sq m / 2163 sq ft
 (Including Garage)



First Floor = 79.9 sq m / 860 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
 floorplansUsketch.com © (ID1039767)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		65
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



KENT &
EAST SUSSEX



angela-hirst.com

admin@angela-hirst.co.uk

t: 01233 731177 / 0845 521 1980

The Estate Office, Warehorne Road, Hamstreet, Ashford. TN26 2JW
The Estate Office, Palm Tree Farm, Upper Hardres, Canterbury. CT4 6EJ