



Lancaster Close, Hamstreet

Ashford, Kent, TN26



DESCRIPTION

An attractive modern home constructed in 2015 by Redrow Homes well situated in a sought-after village location. The spacious and well-presented accommodation includes an entrance hall, a fabulous open plan kitchen/diner, utility room, cloakroom, sitting room, 4 bedrooms, en suite shower room and a family bathroom. This property also benefits from Nest heating system, attractive gardens, a detached garage and a driveway providing off road parking.

LOCATION

The village of Hamstreet offers some good local amenities including post office stores, primary school, nursery school, doctors surgery with dispensing chemists, restaurant and dentist. Hamstreet Railway station provides easy access to Ashford International Station with a fast service to London. The M20 motorway can be accessed at Ashford and the market town of Ashford also provides excellent amenities including secondary schools, supermarkets and shopping.

Guide Price: £554,995

Services: Mains electricity, water and drainage. Communal LPG gas heating.

Tenure: Freehold

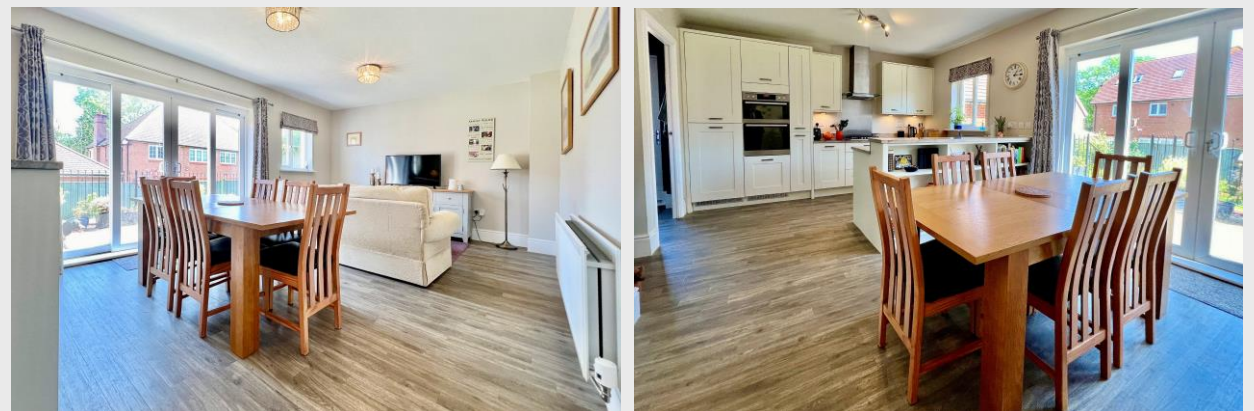
Council Tax: Band F

Flood Risk: Very Low

EPC: C

Broad Band: Standard/Superfast

Mobile Phone Signal: Yes





Entrance Hall Stairs to first floor. Radiator. Amtico flooring.

Cloakroom Wash hand basin. Close coupled wc. Radiator. Amtico flooring.

Sitting Room Radiator.

Kitchen/Diner A spacious open plan kitchen/diner with ample space for a dining table and sofa. Range of floor and wall mounted kitchen storage units with granite worksurface, lighting and a one and a half bowl sink with mixer tap. Integrated appliances: AEG dishwasher, fridge, freezer, AEG electric double oven, AEG 4 burner gas hob with stainless steel recycle hood and light over. Radiator. Double leaf glazed sliding door to the rear patio and garden. Door to under stair cupboard. Amtico flooring.

Utility Room Floor and wall mounted storage units with granite worksurface and sink with mixer tap. Space and plumbing for a washing machine and dryer. Wall mounted gas fired boiler. Extractor fan. Radiator. Amtico flooring.

Stairs to First Floor Landing Radiator. Access to roof void.

Bedroom 1 Radiator. Built in triple wardrobe.

En Suite Shower Room White suite comprises low level close coupled wc, wash hand basin with mixer tap. Shower. Extractor fan. Towel heater.

Bedroom 2 Radiator. Built in triple wardrobe.

Bedroom 3 Radiator.

Bathroom White suite comprises low level close coupled wc, wash hand basin, bath with mixer tap and shower spray. Towel heater. Extractor fan. Integral cupboard housing hot water cylinder.

Bedroom 4 Radiator.

Garage A brick built detached garage with power, lighting and an up and over garage door.

Outside The attractive rear garden is landscaped and partly laid to lawn with trees, shrubs and patio areas. Gated pedestrian access to the side. The front garden is laid to lawn with a brick paved driveway providing access to the garage and off street parking for 2 -3 cars.

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.

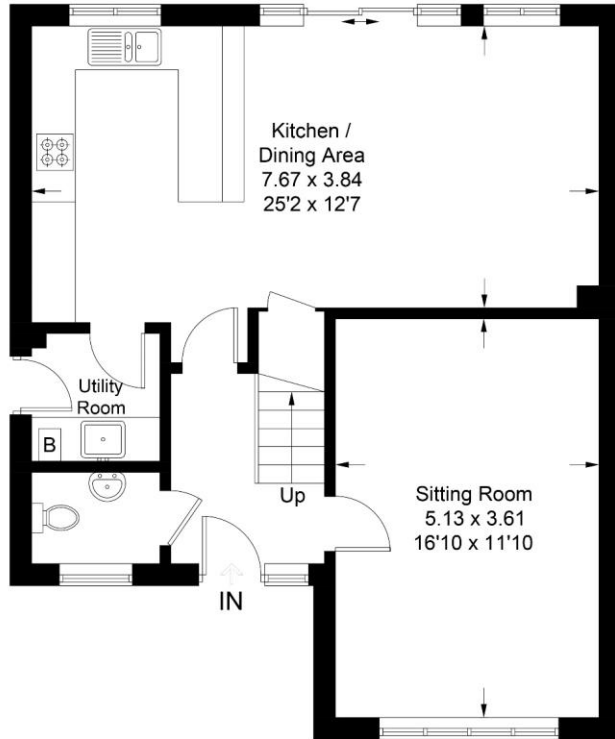
Viewing

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

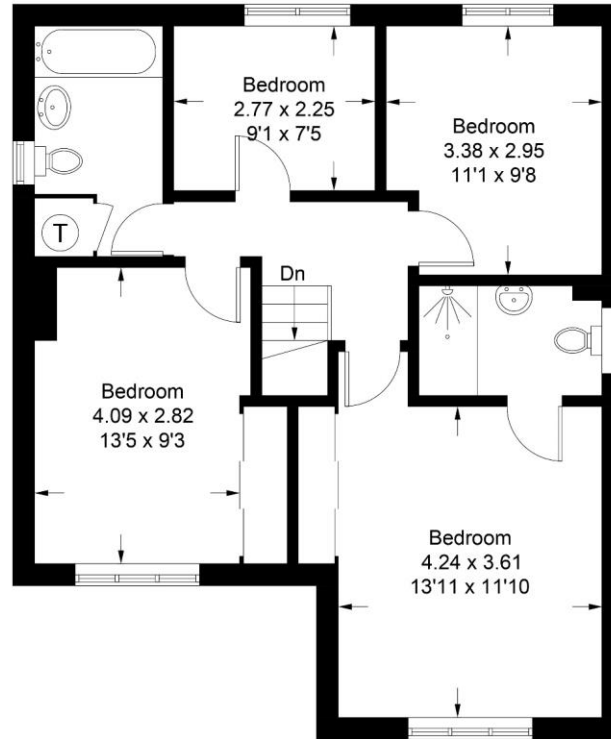




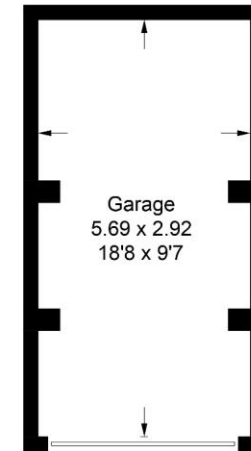
Approximate Gross Internal Area
 Ground Floor = 65 sq m / 700 sq ft
 First Floor = 64.5 sq m / 694 sq ft
 Garage = 16.5 sq m / 178 sq ft
 Total = 146 sq m / 1572 sq ft



Ground Floor = 65.0 sq m / 700 sq ft



First Floor = 64.5 sq m / 694 sq ft



(Not Shown In Actual Location / Orientation)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		85
(81-91)	B		
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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.
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