



1 Andrews Close Plain Road, Smeeth, Ashford, TN25 6RA

Price £455,000

**GOULD
HARRISON**

Traditionally built and bespoke spacious three bedroom new detached house with south facing rear garden, in exclusive cul de sac of four homes in sought after location.

Last house remaining and ready for occupation this individual architectural designed new home has high end craftsmanship with bespoke kitchen, solid quality worktops, fully fitted with Range cooker, new build warranty log burner, ultra fast fibre internet connection and internal oak doors.



Panelled Front Door to:

Spacious Hallway

With staircase to first floor, oak newels and handrails with glass panels, cupboard under.

Cloakroom

White low level WC and wash hand basin.

Lounge 15'7 x 11'4 (4.75m x 3.45m)

Open brick fireplace with oak beam over and fitted log burner.

Kitchen/Dining Room 19'5 x 12'2 (5.92m x 3.71m)

Triple aspect, solid quality worktops, Range cooker and integrated fridge/freezer, dishwasher and washing machine, cupboard housing gas combination boiler for central heating and domestic hot water, double glazed casement doors to rear terrace and garden.

First Floor:

Landing

Bedroom One 16'4 x 9'11 (4.98m x 3.02m)

Recessed double wardrobe cupboard, window to rear.

Bedroom Two 11'8 x 10'11 (3.56m x 3.33m)

Built in wardrobe cupboard, window to rear.

Bedroom Three 11'4 x 9'1 (3.45m x 2.77m)

Built in wardrobe cupboard, window to front.

Bathroom 9'1 x 6'9 (2.77m x 2.06m)

Shaped white bath with mains shower over and glass splash panel, wash hand basin with drawers under, shaver point, low level WC.

Outside

The front garden is laid to lawn with access to the nicely enclosed rear garden, enjoying a sunny southerly aspect with paved terrace, lawn, timber garden shed.

Brick Built Double Car Barn 19'3 x 18'2 (5.87m x 5.54m)

With electric light and power, electric car charging points.

Services

All main services are connected.

Tenure

Freehold.

Council Tax

Ashford Borough Council Band: TBC

