



30 Mansion House Close, Biddenden, Ashford, TN27 8DE

Price £695,000

GOULD
HARRISON

Spacious five bedroom detached house in lovely corner position enjoying a large garden.

Traditionally constructed by McLean Homes in 1995 the house now requires some updating. The accommodation comprises hallway, cloakroom, study, lounge, dining room, conservatory, kitchen/breakfast room, utility room, bedroom one with en suite bathroom, four further bedrooms, family bathroom, double garage. No Chain.



Entrance Hall

Stairs to first floor, doors to:

Cloakroom

Window to side, white low level WC, wash hand basin, radiator.

Study 7'1 x 6'7 (2.16m x 2.01m)

Window to front, radiator.

Sitting Room 23'11 plus bay x 11'8 (7.29m plus bay x 3.56m)

Bay window to front, living flame gas fire in classical surround, radiator, casement door to conservatory and doors to:

Dining Room 10'6 x 10'4 (3.20m x 3.15m)

Window to rear, radiator.

Kitchen/Breakfast Room 20'5 x 10'7 (6.22m x 3.23m)

Dual aspect windows to rear and side, 1 1/2 bowl sink unit, range of worktops with drawers and cupboards, wall cupboards, four ring gas hob with extractor over, eye level double oven, space and plumbing for dish washer, breakfast bar, radiator.

Utility Room 8'3 x 7'7 (2.51m x 2.31m)

Window and door to rear, circular stainless steel sink unit, range of worktops with drawers and cupboards, wall cupboards, plumbing and space for appliances, recessed storage cupboard, hatch to loft, door to garage.

Conservatory 16'9 x 11'0 (5.11m x 3.35m)

Doors opening to rear garden, windows to all sides, ceramic tiled floor.

Landing

Hatch to loft space, airing cupboard, doors to:

Bedroom One 11'2 x 11'11 plus bay (3.40m x 3.63m plus bay)

Bay window to front, range of built in wardrobes, radiator, door to:

En-Suite Bathroom

Window to front, panelled bath, low level w/c, wash hand basin with local wall tiling, radiator.

Bedroom Two 10'8 x 10'10 (3.25m x 3.30m)

Window to rear, radiator, built in wardrobes.

Bedroom Three 13'4 x 7'4 (4.06m x 2.24m)

Window to rear, range of recessed wardrobe cupboards to one wall, radiator.

Bedroom Four 10'7 x 8'8 (3.23m x 2.64m)

Window to rear, radiator.

Bedroom Five 9'9 x 7'5 (2.97m x 2.26m)

Window to front, radiator.

Family Bathroom

Window to front, panelled bath, low level WC, wash hand basin with local wall tiling.

Gardens

Tarmac driveway providing parking for several cars leading to the double garage.

Lawn to front with side access to the large enclosed rear garden which enjoys a sunny aspect with paved terrace, lawn, timber garden shed and is nicely enclosed with established hedges.

Double Garage 17'5 x 16'10 (5.31m x 5.13m)

Two up and over doors, light and power, wall mounted gas boiler for domestic hot water and central heating.

Tenure

Freehold.

Services

All main services are connected.

Council Tax

Ashford Borough Council Tax Band: G.

