



28 Dexter Close, Kennington, Ashford, TN25 4QG
Offers In Excess Of £575,000

**GOULD
HARRISON**

Immaculate four bedroom family home in quiet cul de sac with delightful rear garden.

Situated in the popular Trinity Road area about two miles from Ashford town centre and mainline station.

The accommodation comprises hallway, cloakroom, lounge, dining room, study, kitchen/breakfast room, utility room, master bedroom with en suite shower room, three further double bedrooms, family bathroom and double garage.



Double glazed Entrance Door to:

Entrance Hall

Staircase to first floor, radiator, under stairs storage cupboard, laminate flooring.

Ground Floor Cloakroom

Low level WC, pedestal wash hand basin, radiator, extractor fan, laminate flooring.

Lounge 14'10" x 12'10" (4.52 x 3.91)

Double glazed bay window to front, feature gas fire with classical surround and hearth, radiator.

Archway through to:

Dining Room 11'9" x 9'10" (3.58 x 3.00)

Double glazed windows and patio doors leading to the rear garden, radiator.

Study 8'3" x 8'1" (2.51 x 2.46)

Double glazed window to rear, radiator.

Kitchen/Breakfast Room 13'4" x 12'5" (4.06 x 3.78)

Double glazed window to rear, fitted beech veneer wall and base units with granite effect work surfaces, integrated eye level double oven, gas hob with extractor above, stainless steel sink with mixer tap and drainer unit, integrated fridge, freezer and dishwasher, ceramic tiled floor, door to: -

Utility Room 10'2" x 6'2" (3.10 x 1.88)

Range of units with work surface, stainless steel sink unit, casement door to rear and personal door to garage, ceramic tiled floor, gas boiler for central heating and domestic hot water, loft access.

First Floor:

Landing

Loft access with fitted loft ladder, airing cupboard, radiator.

Master Bedroom 13'1" x 11'8" (3.99 x 3.56)

Double glazed window to front, built in double wardrobe cupboard, radiator, door to:

En Suite Shower Room

Frosted double glazed window to front, low level WC, pedestal wash hand basin, double shower cubicle with Aqualisa Quartz digital power shower and folding glazed screen, radiator.

Bedroom Two 18'0" x 9'0" (5.49 x 2.74)

Double glazed window to front, over stairs storage cupboard, radiator.

Bedroom Three 12'0" x 11'6" (3.66 x 3.51)

Double glazed window to rear, built in double wardrobe cupboard, radiator.

Bedroom Four 13'0" x 9'1" (3.96 x 2.77)

Double glazed window to rear, radiator.

Family Bathroom

Frosted double glazed window to rear, modern white suite comprising low level WC and wash hand basin built into vanity unit, shaped bath with mixer tap and Aqualisa Q Smart power shower, glazed shower screen, fully tiled walls and ceramic tiled floor, chrome heated towel radiator.

Gardens

The rear garden is nicely enclosed with paved patio seating area, shaped lawn with shrub borders and side gated access.

The front garden is mainly laid to lawn with mature hedges, shrubs and borders.

Driveway for two cars leading to: -

Double Garage 18'0" x 18'0" (5.49 x 5.49)

With twin up and over doors, light and power connected, personal door to utility room.

Services

All main services are connected.

Council Tax

Ashford Borough Council Band: F.

