

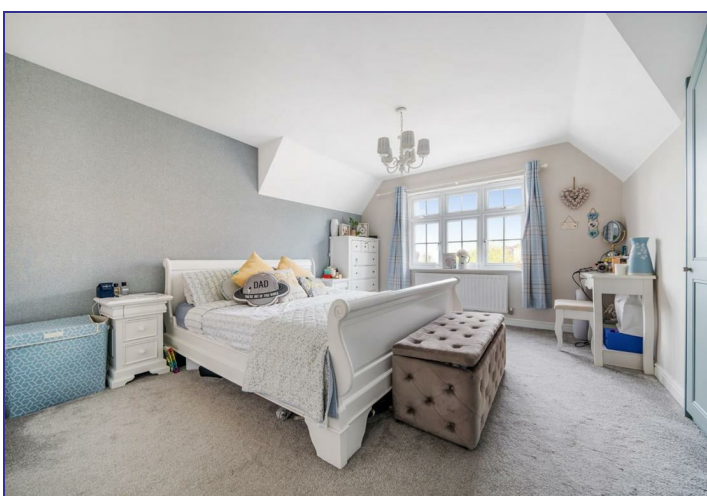
86 Lancaster Close, Hamstreet, Ashford, TN26 2JG
Offers In Excess Of £564,995

GOULD
HARRISON

Attractive four bedroom detached house traditionally constructed in 2015 by Redrow Homes.

The house has been improved by the present owners with new high quality bespoke kitchen, conservatory/family room with underfloor heating, electric vehicle charging point, water softener.

The property also benefits from a pleasantly enclosed rear garden, garage and driveway with excellent access to local schools, shops and mainline station.



Composite Casement Door

Through to:

Entrance Hall

Stairs to first floor, radiator with ornate covering.

Downstairs Cloakroom

Frosted double glazed window to front, low level WC, wall mounted hand basin with chrome mixer tap and localised tiling, radiator, consumer unit, extractor fan.

Sitting Room 11'11 x 17'5 (3.63m x 5.31m)

Double glazed window to front, radiator, TV aerial and telephone points, under stairs storage area.

Kitchen 13'6 x 25'1 (4.11m x 7.65m)

Recently fitted kitchen with high quality units and worktops, butlers

sink, range of drawers and cupboards, wall cupboards, central island, induction hob with extractor above, eye level Siemens electric oven and microwave, integrated dishwasher, water softener, recessed under stairs cupboard, double glazed sliding doors to conservatory.

Utility Room 5'9 x 6'7 (1.75m x 2.01m)

Cupboard housing the gas fired boiler, double glazed door to side, stainless steel sink with mixer tap, plumbing and space for white goods.

Conservatory/Family Room 11'10 x 12'3 (3.61m x 3.73m)

With pitched glass roof, double aspect double glazed windows opening to the rear, under floor heating.

First Floor:

Landing

Loft access, radiator, to:

Bedroom One 14'6 x 12'0 (4.42m x 3.66m)

Built in wardrobes, radiator, TV aerial and telephone points, door to:

En Suite Shower Room

Walk in shower with sliding glazed screen and contemporary surround housing mains shower, tiled flooring, heated towel rail, wash basin inset vanity unit with mixer tap, low level WC, double glazed window to side.

Bedroom Two 13'3 x 10'8 (4.04m x 3.25m)

Double glazed window to front, radiator.

Bedroom Three 9'9 x 10'10 (2.97m x 3.30m)

Double glazed window to rear, radiator, built in wardrobes.

Bedroom Four 9'1 x 7'6 (2.77m x 2.29m)

Double glazed window to rear, radiator.

Bathroom

Modern white suite comprising panelled bath with mixer tap and mains shower over and glass splash panel, low level WC, wash basin inset vanity unit, chrome towel rail.

Rear Garden

Mainly laid to lawn with established borders, panel enclosed fencing, not particularly overlooked, sunny aspect for the afternoon, side gated access, personal door to garage, outside lighting, cold water tap.

Garage

Part of the garage has been converted into a Garden Room.

Tenure

Freehold.

Services

Mains electricity, water, drainage and calor gas. Nest heating system. Underfloor heating in the conservatory/family room.

Council Tax

Ashford Borough Council Band: F.

