



16 Primrose Drive, Kingsnorth, Ashford, TN23 3NP  
**Offers In Excess Of £500,000**

**GOULD  
HARRISON**

A spacious and very well presented detached family home in pleasant cul de sac location.

The extended accommodation comprises an entrance hall, stunning kitchen/dining room, sitting room, study area, utility and cloakroom. To the first floor there are five bedrooms, two en suite and a family bathroom/wc.

The rear garden enjoys a peaceful, secluded feel with the property also benefitting from gas central heating, double glazing, garage and driveway.



#### Composite double glazed Casement Door

Through to:

#### Entrance Hall

Laminate floor covering, stairs to first floor, radiator with ornate covering, coved ceiling, downlighters.

#### Utility Room 7'6 x 7'7 (2.29m x 2.31m)

Double glazed window to front, range of fitted wall and base units, stainless steel sink with mixer tap and drainer unit, plumbing and space for white goods, all oak doors, chrome heated towel rail, door to:

#### Downstairs Cloakroom

Wash basin inset vanity unit with mixer tap, localised tiling and storage beneath, chrome heated towel rail, low level WC, extractor fan, downlighters.

#### Sitting Room 14'7 x 21'10 narr to 10'7 (4.45m x 6.65m narr to 3.23m)

Glazed casement door, wall mounted electric fire, TV aerial and telephone points, coved ceiling, double glazed window to side, radiator, storage cupboard.

#### Kitchen/Breakfast Room 9'7 x 21'10 (2.92m x 6.65m)

Generous range of fitted wall and base units with high gloss finish to the cupboards and drawers, oak worktops, integrated appliances, dishwasher, stainless steel sink with mixer tap and drainer unit, five ring gas hob with extractor hood and lighting above, eye level AEG double electric oven, tiled floor covering, double glazed french doors opening to the rear, radiator.

#### First Floor:

#### Landing

Two loft access points, doors to:

#### Bedroom One 12'8 x 10'6 (3.86m x 3.20m )

Double glazed window to front, radiator, laminate floor covering, double built in wardrobes.

#### En Suite Shower Room

Raised shower cubicle housing mains shower with glazed surround, low level WC, wash basin inset vanity unit with mixer tap, mainly tiled wall finish, electric shaver point, double glazed window to front, extractor, downlighters, chrome heated towel rail.

#### Bedroom Two 11'0 x 10'1 (3.35m x 3.07m)

Built in cupboard behind the door, door to:

#### En Suite Shower Room

Raised shower cubicle housing mains shower with glazed surround, low level WC, pedestal hand basin, mainly tiled wall finish, electric shaver point, double glazed window to side, extractor, downlighters, chrome heated towel rail. large built in cupboard housing immersion tank.

#### Bedroom Three 9'9 x 10'8 (2.97m x 3.25m)

Double glazed window to rear, radiator, downlighters.

#### Bedroom Four 10'8 x 10'8 (3.25m x 3.25m)

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

#### Bedroom Five 8'1 x 7'0 (2.46m x 2.13m)

Double glazed window to front, radiator.

#### Family Bathroom

White suite comprising panelled bath with mixer tap and separate digital mains shower over, low level WC, wash basin vanity unit with mixer tap, mainly tiled wall finish, chrome heated towel rail, downlighters, extractor fan, frosted double glazed window to side.

#### Gardens

Tarmac drive providing off road parking for 3/4 cars.

The rear garden is mainly laid for ease of maintenance with paved patio seating area, laid to shingle, panel enclosed fencing with raised beds housing mature flowers and shrubs, large wood built shed, side gated access, outside cold water tap and lighting.

#### Garage 15'9 x 7'5 (4.80m x 2.26m)

Up and over door, power and lighting.

#### Tenure

Freehold.

#### Council Tax

Ashford Borough Council Band: E.

#### Services

All mains services connected.

