



12 Conker Close, Kingsnorth, Ashford, TN23 3LL

Price £515,000

GOULD  
HARRISON

We are delighted to present this generously improved four bedroom detached house that is situated in an attractive corner plot within a most desirable cul-de-sac.

The current owner purchased additional land to the side extending the garden area and in addition to upgrading the bathrooms there are also other improvements including new high quality carpeting plus extra parking to the front.



**Double glazed panelled Front Door to:**

**Hallway**

With staircase to first floor.

**Cloakroom**

White porcelain wash hand basin with cupboard under and low level WC.

**Lounge 17'1 x 10'11 (5.21m x 3.33m)**

Bay window to front, double doors to:

**Dining Room 10'0 x 9'3 (3.05m x 2.82m)**

Double glazed sliding patio doors to rear terrace and garden.

**Kitchen 10'11 x 10'0 (3.33m x 3.05m)**

Stainless steel sink unit, comprehensive range of worktops with drawers and cupboards under, wall cupboards, water softener and filter tap, four ring gas hob with extractor and low level oven, space and plumbing for appliances.

**Utility Room 10'0 x 4'9 (3.05m x 1.45m)**

Stainless steel sink unit, worktops with cupboards under, Worcester gas boiler for central heating and domestic hot water, double glazed door to rear terrace and garden.

**First Floor:**

**Landing**

With linen cupboard and access to loft space.

**Bedroom One 13'1 x 10'11 (3.99m x 3.33m)**

Bay window to front, range of modern built in furniture.

**Executive En Suite Shower Room**

**Bedroom Two 12'0 x 10'9 (3.66m x 3.28m)**

Recessed double wardrobe cupboard, window to rear.

**Bedroom Three 12'11 x 8'5 (3.94m x 2.57m)**

Recessed double wardrobe cupboard, window to rear.

**Bedroom Four 9'1 x 8'9 (2.77m x 2.67m)**

Window to front.

**Bathroom**

With modern panelled bath, wash hand basin and low level WC, local wall tiling.

**Garage 16'10 x 8'6 (5.13m x 2.59m)**

With electric light and power, personal door to side.

**Outside**

Hardstanding and driveway to front with parking for three cars.

Nicely enclosed low maintenance rear garden with paved terrace all accessed from dual gated entrances plus side garden area also enjoying lawn, shrubs and a lovely copper leafed tree.

**Tenure**

Freehold.

**Services**

All main services are connected.

**Council Tax**

Ashford Borough Council Band: F.

