



5 Pine Way, Willesborough, Ashford, TN24 0YU
Offers In Excess Of £525,000

**GOULD
HARRISON**

A very well presented detached family home constructed by well regarded builder David Wilson homes circa 2017.

This spacious property comprises an entrance hall, cloakroom, sitting room, kitchen/dining room, utility room and study. To the first floor are four bedrooms, en suite and family bathroom/WC.

The rear garden is pleasantly enclosed with the property also benefiting from gas central heating, double glazing, carport and driveway.



Composite Casement Door:

Through to:

Entrance Hall

Radiator, stairs to first floor, deep set storage cupboard and under stairs storage cupboard, telephone point.

Cloakroom

Low level WC, pedestal hand basin with localised tiling and half tiled walls, extractor fan, radiator.

Study 10'2 x 8'10 plus door recess (3.10m x 2.69m plus door recess)

Double glazed bay window to front with fitted blinds, radiator.

Sitting Room 11'9 x 15'10 (3.58m x 4.83m)

Double glazed French doors opening to rear garden.

Kitchen/Dining Room 10'11 x 26'7 (3.33m x 8.10m)

Double glazed bay window to front with fitted blinds, two radiators, double glazed windows to rear, breakfast bar, generous range of fitted wall and base units, six ring gas hob with stainless steel surround, extractor hood and lighting above, dual AEG ovens, stainless steel 1 1/2 bowl sink with mixer tap and drainer unit, integrated dishwasher, fridge/freezer, downlighters, casement door through to:

Utility Room 4'2 x 7'10 (1.27m x 2.39m)

Casement door to rear, fitted units, stainless steel sink with mixer tap and drainer unit, integrated washing machine, large built in cupboard housing the gas fired boiler.

First Floor:

Landing

Loft access, airing cupboard housing immersion tank.

Bedroom One 11'6 x 15'6 (3.51m x 4.72m)

Double glazed bay window to front, radiator, built in wardrobes, large cupboard going over the stairs.

En Suite Shower Room

Modern suite comprising low level WC, pedestal hand basin with chrome mixer tap, electric shaver point, walk in shower with sliding glazed screen housing mains shower, tiled surround, frosted double glazed window to front, extractor fan, heated towel rail, downlighters.

Bedroom Two 11'2 x 13'4 (3.40m x 4.06m)

Double glazed window to front, radiator.

Bedroom Three 10'10 x 12'7 (3.30m x 3.84m)

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

Bedroom Four 10'7 x 8'9 (3.23m x 2.67m)

Double glazed window to rear, radiator.

Family Bathroom 10'3 x 6'9 (3.12m x 2.06m)

Modern suite comprising panelled bath with chrome mixer tap, low level WC, pedestal hand basin with chrome mixer tap, walk in shower with sliding glazed screen housing mains shower, tiled surround, frosted double glazed window to rear, extractor fan, heated towel rail.

Garden

The nicely enclosed rear garden with panel enclosed fencing and side gated access, paved patio and separate decked seating area, lawn, wood built shed and side gated access leading to:

Car Port & Driveway

Driveway leading to covered parking.

Tenure

Freehold.

Management Charge: £125.00 per quarter.

Services

All main services are connected.

Council Tax

Ashford Borough Council Band: F.

