



13 Hoppers Way, Ashford, Kent, TN23 4GP

Price £425,000

GOULD
HARRISON

A very well presented detached family home in a popular cul de sac setting, just a short distance from Singleton shops, local schools and lovely countryside walks. The pleasantly appointed accommodation comprises an entrance hall, sitting room, dining room, large study, kitchen, utility and cloakroom. To the first floor you will find four bedrooms, an en suite and family bathroom/WC.

To the rear is an attractive, terraced garden whilst the property also benefits from gas central heating, double glazing and a driveway providing off road parking.



UPVC Casement Door

Through to:

Hallway

Laminate floor covering, stairs to first floor, bi-folding doors opening to:

Study/Family Room 16'4 x 7'7 (4.98m x 2.31m)

Double glazed window to front and side, downlighters, radiator.

Sitting Room 16'10 into bay x 13'1 (5.13m into bay x 3.99m)

Double glazed window to front, radiator, television aerial point, telephone point.

Dining Room 8'11 x 9'6 (2.72m x 2.90m)

Coved ceiling, radiator, sliding patio doors opening through to:

Conservatory 7'6 x 8'1 (2.29m x 2.46m)

Double glazed, french doors opening to rear garden.

Kitchen 9'4 x 9'5 (2.84m x 2.87m)

Double glazed window to rear, ceramic sink with mixer tap and drainer area, high gloss finish to the cupboards and drawers, four ring gas hob with stainless steel surround, low level electric double oven, extractor hood and lighting above, door through to:

Utility Area 5'5 x 6'3 (1.65m x 1.91m)

Double glazed casement door opening to the rear, plumbing and space for washing machine, stainless steel sink with localised tiling.

Downstairs Cloakroom

Low level WC, frosted double glazed window to side, radiator, wall mounted radiator, localised tiling.

First Floor:

Landing

Loft access, airing cupboard housing immersion tank.

Bedroom One 9'9 x 13'9 (2.97m x 4.19m)

Built in wardrobes, double glazed window to front, radiator, door through to:

En Suite Shower Room/WC

Low level WC, pedestal hand basin with chrome mixer tap, localised tiling, shower cubicle with bi-folding glazed screen housing mains shower, coved ceiling, frosted double glazed window to side, electric shaver point, extractor.

Bedroom Two 9'4 x 9'0 (2.84m x 2.74m)

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

Bedroom Three 8'1 x 8'11 (2.46m x 2.72m)

Double glazed window to front, radiator, coved ceiling.

Bedroom Four 9'4 x 8'0 (2.84m x 2.44m)

Double glazed window to rear, radiator, coved ceiling.

Shower Room/WC 5'6 x 6'6 (1.68m x 1.98m)

Low level WC, pedestal hand basin, shower cubicle with sliding glazed screen housing mains shower, electric shaver point, extractor fan, frosted double glazed window to rear, radiator.

Driveway

Tarmac driveway providing off road parking for two cars.

Rear Garden

The rear garden is very well stocked partly laid to lawn, raised decked and paved patio seating areas, mature flowers, shrubs and trees, part enclosed fencing, outside cold water tap, side gated access.

Tenure

Freehold.

Services

All main services are connected.

Council Tax

Ashford Borough Council Band: E.

