



6 Teasel View, Conningbrook Lakes, Ashford, TN24 9FS
Offers In Excess Of £514,500

**GOULD
HARRISON**

An immaculate, modern detached home enjoying far reaching views across open water and countryside.

The pleasantly arranged accommodation comprises an entrance hall, kitchen/breakfast room, sitting room, dining room, cloakroom, four bedrooms, family bathroom and two en suites.

A large balcony to the front provides the perfect spot to enjoy the views whilst the property also benefits from an enclosed rear garden and car barn with electric car charging points.



Location

Teasel View sits on the edge of Conningbrook Lakes around two miles to the north east of Ashford town centre. These lakes are encompassed by wet woodland, ponds, reedbeds and grasslands. Kent Wildlife Trust are managing over half of the site on behalf of Ashford Borough Council (ABC).

The reserve is rich in birdlife on and around the lakes. Take a frosty morning walk in the winter months to see the migratory wildfowl and wetland birds, including species such as shoveller, wigeon, tufted duck and gadwall. In the spring, catch the migrating warbler species and breeding birds around the lake edges, and hear the skylarks singing in the skies over the summer (Source: Kent Wildlife Trust).

Entrance Hall

Staircase to first floor with storage cupboard under.

Downstairs Cloakroom

Low level WC, wash basin, localised tiling, frosted double glazed window to rear.

Dining Room 11'10 x 13'5 (3.61m x 4.09m)

Double aspect double glazed windows to front and side, radiator, French doors through to:

Sitting Room 14'10 x 15'8 (4.52m x 4.78m)

Dual aspect with double glazed French doors to rear, radiator, television aerial point.

Kitchen/Breakfast Room 11'4 x 18'6 (3.45m x 5.64m)

A generous range of fitted wall and base units with quartz worktops, eye level electric oven and grill, stainless steel sink with instant hot water tap and drainer unit, induction hob with extractor hood and lighting above, integrated fridge/freezer, dishwasher and washing machine, tile floor covering, downlighters, double glazed window to front, radiator, double glazed french doors opening to rear.

First Floor:

Landing

Double glazed window to rear, doors to:

Bedroom One 11'3 x 12'2 (3.43m x 3.71m)

Double glazed window and French doors opening to the balcony, built in double wardrobe with part mirror fronted sliding doors, air conditioning unit.

Balcony

With far reaching views across to Wye Downs.

En Suite Shower Room

Large shower cubicle housing mains shower with tiled surround and glazed screen, low level WC, wall mounted hand basin, electric shaver point, downlighters, chrome heated towel rail, double glazed window to front.

Bedroom Two 11'10 x 9'4 (3.61m x 2.84m)

Double glazed window to front.

En Suite Shower Room

Shower cubicle housing mains shower with tiled surround and glazed screen, low level WC, wall mounted hand basin, electric shaver point, downlighters, chrome heated towel rail, frosted double glazed window to side.

Bedroom Three 14'10 x 8'6 (4.52m x 2.59m)

Double glazed window to rear, radiator.

Bedroom Four 11'3 x 5'11 (3.43m x 1.80m)

Double glazed window to rear, radiator.

Family Bathroom

Panelled bath with mixer tap and mains shower over, low level WC, wall mounted hand basin, electric shaver point, downlighters, chrome heated towel rail, frosted double glazed window to side.

Gardens

Nicely enclosed rear garden with panel enclosed fencing, paved patio seating area, lawn with raised flower and shrub borders, outside cold water tap and side gated access.

Car Barn

To the rear of the property providing a covered parking area with electric car charging points.

Tenure

Freehold.
Estate Charge:

Services

All main services are connected.

Council Tax:

Ashford Borough Council Band: F.

