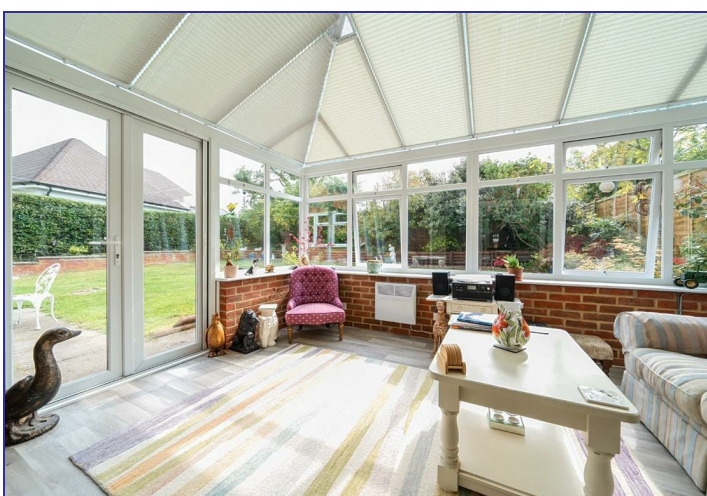


28 Mansion House Close, Biddenden, Ashford, TN27 8DE
Offers In The Region Of £600,000

**GOULD
HARRISON**

Attractive detached four bedroom family house, quietly situated at the end of cul de sac with double garage and nicely enclosed rear garden.
Traditionally constructed by McLean Homes in 1996.

Easy walking distance of the village centre with access to walks over farmland and within Cranbrook school catchment area. The accommodation comprises entrance hall, cloakroom, lounge, dining room, conservatory, kitchen/breakfast room, utility room, bedroom with en suite shower room, three further bedrooms, family bathroom and double garage.



Overhang Porch

With UPVC double glazed Door to:

Hallway

Large built in storage cupboard and staircase to first floor.

Cloakroom

With wash hand basin and low level WC, large storage cupboard.

Lounge 18'2 x 12'9 (5.54m x 3.89m)

Bay window to front, fireplace with marble back and hearth and classical surround, living flame gas fire, casement doors to:

Dining Room 12'9 x 9'10 (3.89m x 3.00m)

UPVC double glazed patio doors to:

Conservatory 13'1 x 10'9 (3.99m x 3.28m)

Kitchen/Breakfast Room 12'8 x 10'6 (3.86m x 3.20m)

Resin 1 1/2 bowl sink unit, range of worktops to three sides with drawers and cupboards, wall cupboards, extractor hood, large under stairs storage cupboard, space and plumbing for appliances.

Utility Room 7'6 x 6'2 (2.29m x 1.88m)

Stainless steel sink unit, worktops with drawers and cupboards under, wall mounted Vaillant gas boiler for central heating and domestic hot water, UPVC double glazed door to garden.

First Floor:

Landing

Doors to:

Bedroom One 14'2 x 10'5 (4.32m x 3.18m)

Two recessed mirror fronted double wardrobe cupboards, door to:

En Suite Shower Room

Glass fronted shower cubicle, pedestal wash hand basin and low level WC.

Bedroom Two 13'5 x 9'7 (4.09m x 2.92m)

Built in mirror fronted double wardrobe cupboard.

Bedroom Three 9'9 x 9'3 (2.97m x 2.82m)

Built in mirror fronted double wardrobe cupboard.

Bedroom Four 9'9 x 8'8 (2.97m x 2.64m)

Built in mirror fronted double wardrobe cupboard.

Bathroom

With white suite comprising panelled bath with shower attachment and glass splash panel, pedestal wash hand basin, shaver point, low level WC.

Outside

The front garden is laid to lawn and extends to both sides of the driveway. The garden to side and rear has a paved terrace, lawn and raised borders, large garden shed with electricity connected and smaller shed.

Driveway with parking leading to:

Double Garage 17'1 x 16'9 (5.21m x 5.11m)

With twin up and over doors, electric light and power, personal door to garden.

Tenure

Freehold.

Services

All main services are connected.

Council Tax

Ashford Borough Council Band: F.

Declaration Of Interest:

Under Section 21 of The Estate Agents Act 1979, we hereby declare a personal interest in the sale of this property. The vendor is connected to Gould & Harrison.

