



9 Holly Meadows, Godinton Park, Ashford, TN23 3QR  
Price £565,000

GOULD  
HARRISON

A most spacious and well - appointed detached family home on the popular Godinton Park development in easy reach of popular local schools and delightful countryside walks. The accommodation comprises an entrance hall, study, cloakroom, large sitting room, dining room, conservatory and modern kitchen/dining room. To the first floor are five bedrooms, two en-suite and a family bathroom/WC. The rear garden enjoys a private feel with the property also benefitting from a detached double garage, generous driveway, gas central heating and double glazing. Solar panels are installed providing reduced bills and significant cash back annually to the owner.



#### Composite double glazed Casement Door

Through to:

#### Entrance Hall

Radiator, stairs to first floor, coved ceiling, glazed french doors opening to:

#### Sitting Room 19'0 x 16'2 (5.79m x 4.93m)

Dual aspect windows, feature fireplace with classical ornate surround housing gas living flame effect fire, TV aerial and telephone points, downlighters, coved ceiling, radiators, fitted blinds.

#### Study 8'7 x 8'4 (2.62m x 2.54m)

Double glazed window to front, radiator, telephone point, coved ceiling.

#### Kitchen/Breakfast Room 19'10 x 11'3 (6.05m x 3.43m)

Double glazed windows and casement door to rear. Generous range of fitted wall and base units, composite sink with chrome mixer tap and tiled splash back, five ring gas hob with stainless steel surround, extractor hood and lighting above, lighting under the cupboards, eye level electric oven, integrated dishwasher, plumbing and space for washing machine, integrated microwave, fridge/freezer, tumble dryer, Potterton gas boiler.

#### Dining Room 12'6 x 10'5 (3.81m x 3.18m)

Double glazed french doors opening to rear with fitted blinds, radiator, coved ceiling.

#### Conservatory 10'1 x 7'11 (3.07m x 2.41m)

Double glazed with Polycarbon roof, french doors opening to rear, power points, laminate floor.

#### Ground Floor Cloakroom

Low level WC, half tiled walls, pedestal hand basin, double glazed window to side, fitted shutters, extractor.

#### First Floor:

#### Landing

Loft access with pull down ladder, radiator, airing cupboard.

#### Master Bedroom 16'3 x 10'4 (4.95m x 3.15m)

Double glazed windows to front, range of fitted bedroom furniture with dressing table, telephone and TV aerial points, door to:

#### En Suite

Raised shower cubicle housing mains shower with tiled surround and glazed screen, low level WC, pedestal hand basin, radiator, electric shaver point, frosted double glazed window to side, extractor.

#### Bedroom Two 13'6 x 9'0 (4.11m x 2.74m)

Built in wardrobes, double glazed window to front, built in corner wardrobe, radiator.

#### En Suite Shower Room

Raised shower cubicle housing mains shower with tiled surround and glazed screen, low level WC, pedestal hand basin, radiator, electric shaver point, frosted double glazed window to side, extractor.

#### Bedroom Three 13'6 x 7'0 (4.11m x 2.13m)

Double glazed window to rear, radiator, TV aerial point.

#### Bedroom Four 10'7 x 8'3 (3.23m x 2.51m)

Double glazed window to rear, radiator, built in wardrobes, door to:

#### Bedroom Five 9'8 x 6'4 (2.95m x 1.93m)

Double glazed window to side, radiator, built in wardrobe with shelving and hanging space.

#### Family Bathroom 6'4 x 6'4 (1.93m x 1.93m)

Frosted double glazed window to side, panelled enclosed bath with mixer tap and shower attachment, low level WC, pedestal hand basin, radiator, electric shaver point, extractor.

#### Double Garage & Driveway 17'1 x 18'2 (5.21m x 5.54m)

Driveway providing off road parking for several cars, leading to a detached double garage with electrically operated up and over door, eaves space storage, electric charger points,

#### Rear Garden

Pleasantly secluded garden, mainly laid to lawn with mature flower and shrub borders, panel enclosed fencing, outside cold water tap and lighting, side gated access, pergola and summer house.

#### Services

All main services are connected. Solar panels are installed providing significantly reduced bills, The vendors received a £750 rebate over the last calendar year.

#### Tenure

Freehold.

#### Council Tax

Ashford Borough Council Band: G.

