



12 Fountains Close, Willesborough, Ashford, TN24 0TH
Price £625,000

GOULD
HARRISON

A fabulous double fronted detached family home, traditionally constructed by Abbey Homes around 1996.

The spacious and well - appointed accommodation is accessed from the inviting hallway and comprises a 23ft kitchen/breakfast room with fitted appliances, sitting room, dining room, study, conservatory and cloakroom. To the first floor you will find five bedrooms along with two modern en-suites and a family bathroom. A detached double garage and driveway provides excellent parking and storage whilst to the rear of the property there is a beautifully maintained and secluded garden enjoying a southerly aspect.

Solar panels and an EV charging point are also installed.



Entrance Hallway

A large inviting space with stairs to first floor and storage under, radiator, coved ceiling, double glazed window, doors to:

Cloakroom

Low level WC, pedestal hand basin, localised tiling, radiator.

Study 10'4 x 6'7 (3.15m x 2.01m)

Double glazed windows, radiator.

Dining Room 11'2 x 10'4 (3.40m x 3.15m)

Double glazed windows, radiator.

Sitting Room 16'7 x 11'10 (5.05m x 3.61m)

Double glazed patio doors to rear garden, feature fireplace with classical ornate surround, coved ceiling, television aerial point, radiator.

Kitchen / Breakfast Room 23'11 x 13'0 (7.29m x 3.96m)

Generous range of fitted oak fronted wall and base units under a granite

work surface. Stainless steel one and a half bowl sink with mixer tap, integrated dishwasher, washing machine, fridge/freezer, double electric oven induction hob with extractor hood over, tiled flooring double glazed window and patio doors to rear.

Conservatory 9'2 x 8'5 (2.79m x 2.57m)

Double glazed with tiled flooring and doors opening to the rear garden.

First Floor Landing

Airing cupboard, loft access, doors to:

Bedroom One 14'7 x 12'2 (4.45m x 3.71m)

Double glazed windows, radiator, range of fitted wardrobes and bedroom furniture, door to:

En Suite

White four piece suite comprising a panelled bath with mixer tap and shower attachment, low level WC, wash basin and vanity unit with handy

storage, separate shower raised shower cubicle housing mains shower with glazed screen, tiled walls, extractor fan, chrome heated towel rail and frosted double glazed window.

Bedroom Two 9'6 x 9'1 (2.90m x 2.77m)

Double glazed windows, radiator, door to:

En Suite

Raised shower cubicle housing mains shower with glazed screen and tiled surround, low level WC, pedestal hand basin with localised tiling, extractor fan, radiator, electric shaver point.

Bedroom Three 12'5 x 11'5 (3.78m x 3.48m)

Double glazed windows, radiator.

Bedroom Four 12'2 x 10'1 (3.71m x 3.07m)

Double glazed windows, radiator.

Bedroom Five 11'4 x 8'7 (3.45m x 2.62m)

Double glazed windows, radiator.

Family Bathroom/WC

Modern white suite comprising a panelled bath with mixer tap and mains shower over, low level WC, wash basin, tiled walls, frosted double glazed window.

Garden

Enjoying a very secluded feel the rear garden has been very well maintained and is mainly laid to lawn with a variety of flowers and shrubs, panelled enclosed fencing, paved patio seating area, outside lighting, cold water tap and side gated access, personal door to garage.

Double Garage & Driveway

Driveway providing ample parking leading to a detached double garage with twin up and over doors, power, lighting, personal door to rear garden. EV Charging Point Installed.

Tenure

Freehold.

Solar panels are installed to the property, owned outright.

The current owner has enjoyed an income of nearly £2000 a year and is index linked to RPI from the date of installation in 2011 for a term of 25 years.

Services

All mains services.

Council Tax

Ashford Borough Council Tax Band: F.

