



21 Jacobs Court, Kingsnorth, Ashford, TN25 7FJ
Offers In Excess Of £475,000

**GOULD
HARRISON**

An immaculately presented detached home on the popular Bridgefield development enjoying a delightfully open outlook. The well-appointed accommodation comprises an inviting entrance hall, sitting room, dining room, study, fitted kitchen, utility and cloakroom. To the first floor are four generously sized bedrooms, en suite and family bathroom/WC.

The generous rear garden enjoys a sunny aspect with the property also benefitting from gas central heating, double glazing, double garage and driveway.



Composite Casement Door

Through to:

Hallway

Laminate flooring throughout the ground floor, stairs to first floor with under stairs storage cupboard, radiator, meter cupboard housing the fuse box.

Study 10'4 x 7'6 (max) (3.15m x 2.29m (max))

Double glazed window to front, electric ceiling fan.

Sitting Room 11'1 x 17'7 (3.38m x 5.36m)

Dual aspect with double aspect french doors opening to rear, television aerial point, radiators, electric ceiling fan.

Dining Room 10'4 x 9'7 (3.15m x 2.92m)

Double glazed window to side, radiator.

Cloakroom

Low level WC, tiled floor covering, pedestal hand basin with localised tiling, extractor fan, radiator.

Kitchen 9'7 x 13'6 + door recess (2.92m x 4.11m + door recess)

Generous range of fitted wall and base units, stainless steel 1 1/2 bowl sink with mixer tap and drainer, plumbing and space for dishwasher, integrated eye level oven and grill, fridge, freezer, five ring gas hob with stainless steel surround, extractor hood and lighting above, radiator, tiled floor covering, double glazed double aspect windows.

Utility Room 7'1 x 6'5 (2.16m x 1.96m)

Wall mounted gas fired boiler, casement door opening to rear, window to side, stainless steel sink with mixer tap and drainer

unit, plumbing and space for white goods, continuation of the tiled flooring, radiator.

First Floor:

Landing

Loft access, doors to:

Bedroom One 11'1 x 17'7 (3.38m x 5.36m)

Ceiling fan, double aspect, radiator, TV aerial point.

En Suite Shower Room

Double walk in shower with sliding glazed screen housing mains shower, low level WC, wash basin inset vanity unit with chrome mixer tap, double glazed window, extractor fan.

Bedroom Two 9'4 x 13'5 (2.84m x 4.09m)

Double aspect, ceiling fan, radiator, laminate flooring.

Bedroom Three 10'6 x 9'7 (3.20m x 2.92m)

Double glazed window to front, radiator. laminate flooring.

Bedroom Four 10'5 x 7'6 (3.18m x 2.29m)

Double glazed window to side, radiator.

Shower Room/WC

Large walk in shower with sliding glazed screen housing mains shower, low level WC, wash basin inset vanity unit with chrome mixer tap, double glazed window to side, extractor fan.

Double Garage 18'4 x 17'10 (5.59m x 5.44m)

Driveway providing off road parking leading to a detached double garage with twin up and over doors, personal door rear, power and lighting.

Rear Garden

Raised decked seating area, panel enclosed fencing, mainly laid to lawn with established borders.

Tenure

Freehold.

Services

All mains services connected.

Council Tax

Ashford Borough Council Tax Band: F.

