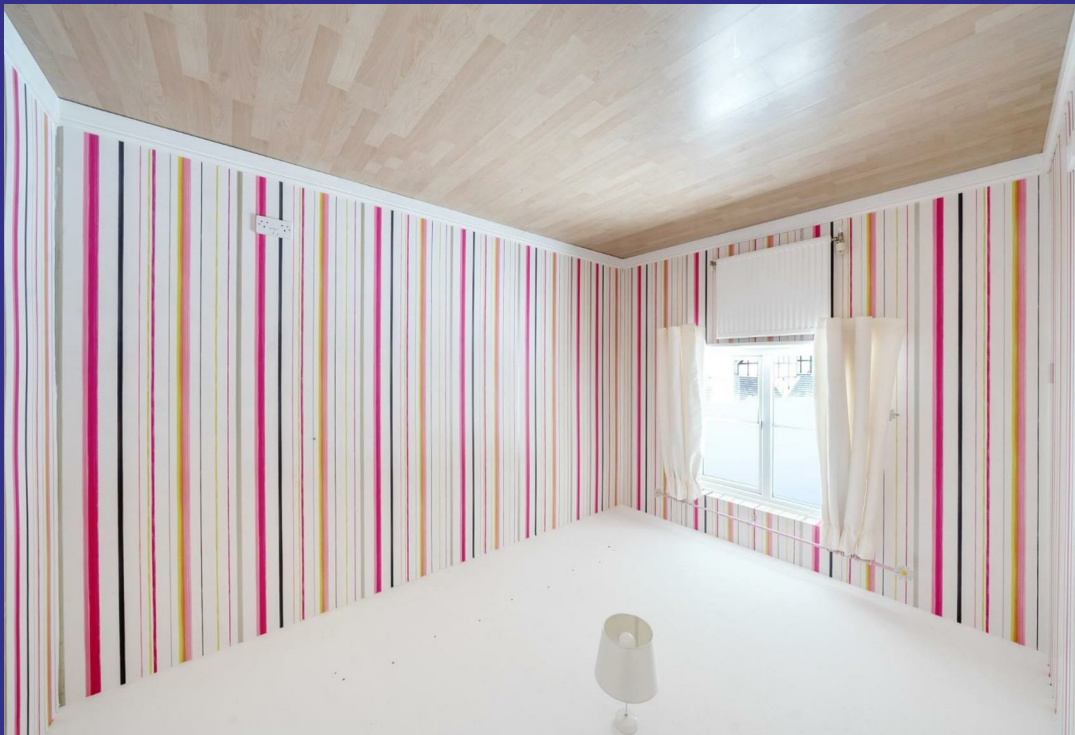
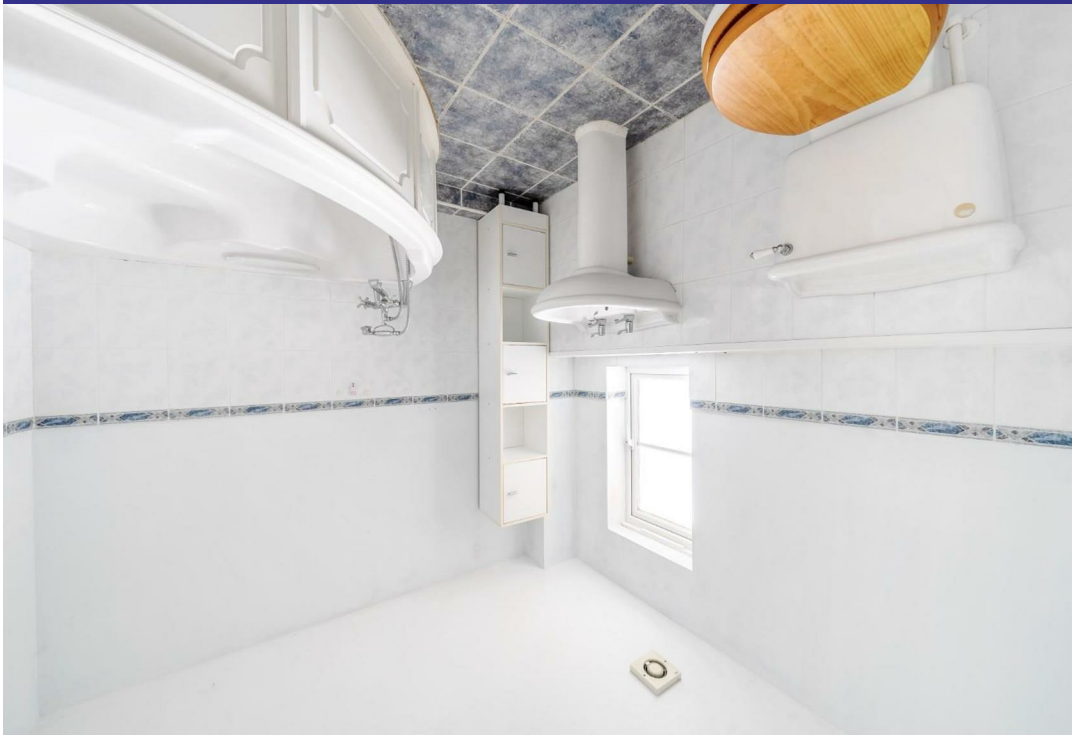
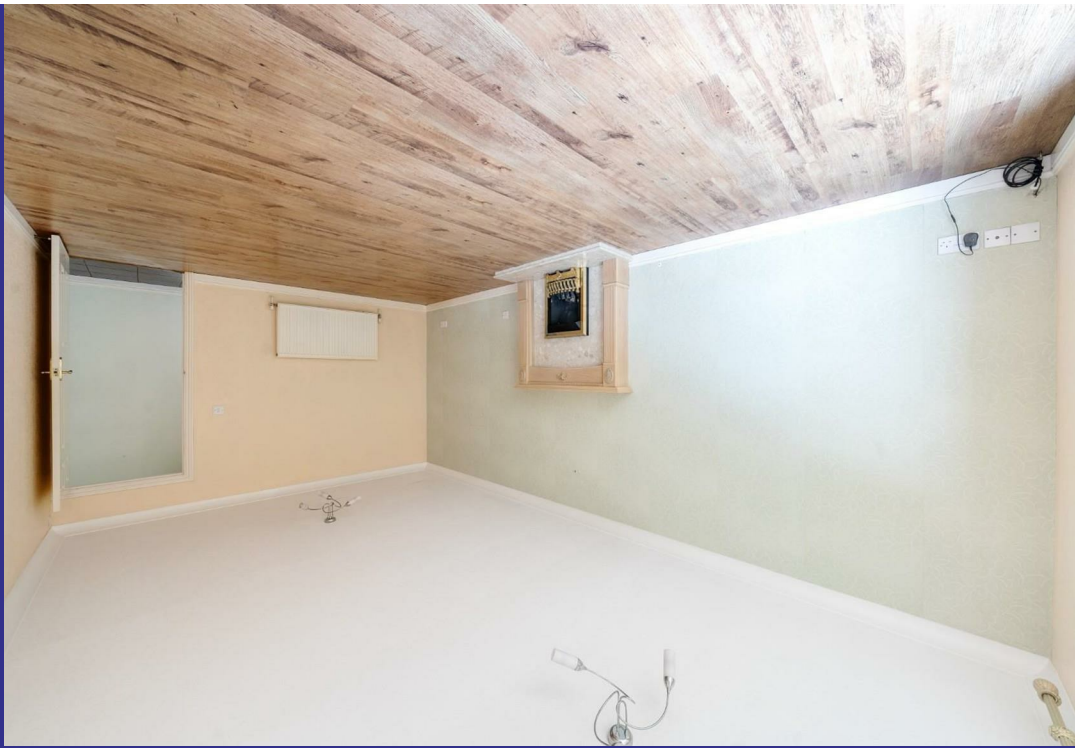




30 Acorn Close, Kingsnorth, Ashford, TN23 3HR

Price £490,000

GOULD
HARRISON

A pleasantly appointed detached family home in a peaceful cul de sac setting, in easy reach of local schools, shops and transport links. The property comprises an entrance hall, sitting room, dining room, kitchen, utility, study and cloakroom. To the first floor are four bedrooms, en suite and family bathroom.

A corner position offers secluded rear and side garden whilst the property also benefits from gas central heating, double glazing and double garage.

NO ONWARD CHAIN



Casement Door

Through to:

Hallway

Stairs to first floor, radiator, doors to:

Downstairs Cloakroom

Low level WC, radiator, wall mounted hand basin, localised tiling, extractor fan.

Dining Room 8'3 x 11'0 (2.51m x 3.35m)

Double glazed window to rear, radiator, coved ceiling, glazed french doors opening to hallway.

Kitchen 7'8 x 13'9 (2.34m x 4.19m)

High gloss finish to the range of fitted wall and base units, five ring gas hob with stainless steel surround, extractor hood and lighting

above, stainless steel 1 1/2 bowl sink with mixer tap and drainer unit, integrated dishwasher, water softener, breakfast bar, radiator, tiled floor covering, door through to:

Utility Room 7'11 x 4'11 (2.41m x 1.50m)

Casement door to side, stainless steel sink with mixer tap and drainer unit, cupboard housing Baxi boiler, radiator, plumbing and space for white goods.

Sitting Room 11'3 x 18'6 (3.43m x 5.64m)

Double glazed sliding patio doors to rear, radiator, feature fireplace with classical surround housing gas fire, coved ceiling, TV aerial point.

Study 6'11 x 6'11 (2.11m x 2.11m)

Double glazed window to front, radiator.

First Floor:

Landing

Loft access, airing cupboard housing immersion tank, doors to:

Bedroom One 14'7 x 11'3 (4.45m x 3.43m)

Double glazed window to rear, radiator, laminate flooring, TV aerial point, door through to:

En Suite Shower Room

Raised shower cubicle housing electric shower with tiled surround, low level WC, wall mounted hand basin with chrome mixer tap, chrome heated towel rail, double glazed casement window to rear, extractor fan.

Bedroom Two 11'1 x 7'10 (3.38m x 2.39m)

Double glazed window to front, radiator.

Bedroom Three 7'11 x 11'0 (2.41m x 3.35m)

Double glazed window to front, radiator.

Bedroom Four 7'2 x 11'4 (2.18m x 3.45m)

Double glazed window to rear, radiator.

Family Bathroom

Panel enclosed corner bath with mixer tap and shower attachment, low level WC, pedestal hand basin, casement window to front, extractor fan, radiator.

Rear Garden

Mainly laid to lawn, paved patio seating area, raised decked seating area, side gated access, outside cold water tap.

Garage & Driveway 16'0 x 16'0 (4.88m x 4.88m)

Driveway providing off road parking leading to a detached, double garage with twin up and over doors.

Tenure

Freehold.

Services

All mains services connected.

Council Tax

Ashford Borough Council Tax Band: F.

