



13 Belmore Park, Ashford, Kent, TN24 8UW

Price £395,000

GOULD  
HARRISON



A most impressive end of terrace home just a short walk from Ashford town centre, Highworth Grammar School & mainline train station.

Extended and tastefully decorated, this wonderful property offers an inviting entrance hall with vaulted ceiling, cloakroom, fitted kitchen, sitting room, three bedrooms, en suite and family bathroom/WC.

The pleasantly enclosed rear garden is perfect for entertaining with large summerhouse/bar, whilst the front of the property offers a driveway providing off road parking for three cars with electric charger point.



### Composite multi panelled Casement Door

Through to:

### Impressive Entrance Hall

Hanging and shelving for storage, door to:

### Downstairs Cloakroom

Low level WC, wash basin, frosted double glazed window to front.

### Kitchen 17'9 x 11'3 narr to 7'11 (5.41m x 3.43m narr to 2.41m)

Generous range of fitted wall and base units with solid oak worktops, composite 1 1/2 bowl sink with mixer tap and

drainer unit, plumbing and space for dishwasher, five ring gas hob with extractor hood and lighting above, large electric oven, tiled floor covering, downlighters, cupboard going underneath the stairs, Worcester gas boiler.

### Sitting Room 21'3 x 12'0 (6.48m x 3.66m)

Double glazed window to front, gas fired inset with entertainment unit, double glazed french doors opening to the rear decking, stairs to first floor.

### First Floor:

### Landing

Access to boarded loft space with lighting, and ladder, doors to:

### Bedroom One 14'10 x 11'11 (4.52m x 3.63m )

Double glazed window to rear, radiator, built in wardrobe, sliding door through to:

### En Suite Shower Room

Raised shower cubicle housing mains shower with tiled surround and glazed screen, low level WC, vanity unit with circular wash basin inset and chrome mixer tap, heated towel rail, downlighters, extractor fan.

### Bedroom Two 12'4 x 9'9 (3.76m x 2.97m)

Double glazed window to front, built in wardrobe, radiator.

### Bathroom

Frosted double glazed window to front, pedestal hand basin, low level WC, panelled bath with mixer tap and shower attachment, chrome heated towel rail, downlighters.

### Bedroom Three 7'3 x 8'9 (2.21m x 2.67m)

Double glazed window to rear, radiator.

### Rear Garden

Mainly laid to lawn with raised decking and paved patio seating areas, outside lighting, cold water tap, panel enclosed fencing, side gated access. wood built shed (10'0 x 8'0).

### Summer House 11'3 x 9'7 (3.43m x 2.92m)

Power, lighting, water, electric heating, stainless steel sink, integrated freezer with bar area.

### Tenure

Freehold.

### Services

All main services are connected.

### Council Tax

Ashford Borough Council Band: C.

