



3 Holly Meadows, Ashford, Kent, TN23 3QR
Price £625,000

GOULD
HARRISON

Nestled in the desirable area of Godinton Park, this impressive detached house offers a perfect blend of comfort and convenience. Spanning an expansive 1,872 square feet, the property boasts a generous layout that is ideal for family living. With six well-proportioned bedrooms and four bathrooms, there is ample space for everyone to enjoy their own privacy while still being part of a warm and welcoming home.

The property features two inviting reception rooms, providing versatile spaces for relaxation and entertainment along with a large ground floor study. The corner plot provides generous outside space with a secluded feel. Local schools and shops are easily accessible making it an excellent choice for families seeking convenience in their daily lives. A detached double garage and driveway provides plentiful off road parking with a large detached studio set within the garden.

NO ONWARD CHAIN.



Entrance Hall

Stairs to first floor, doors to:

Downstairs Cloakroom

Low level WC, wash basin with localised tiling, extractor fan, radiator.

Study 8'0 x 8'11 (2.44m x 2.72m)

Double glazed window to front, radiator.

Sitting Room 15'9 x 10'8 (4.80m x 3.25m)

Double glazed window to front, radiator, feature fireplace with classical surround housing living flame effect gas fire, coved ceiling.

Dining Room 10'8 x 10'8 (3.25m x 3.25m)

Double glazed bi-folding doors opening to conservatory. coved ceiling, radiator.

Conservatory 14'9 x 12'4 (4.50m x 3.76m)

Double glazed with French doors opening on to the garden.

Kitchen/Breakfast Room 14'9 x 13'5 (4.50m x 4.09m)

Generous range of fitted wall and base units with Quartz work surfaces, one and a half bowl stainless steel sink with mixer tap and drainer unit, space for range oven with extractor hood over, integrated dishwasher, microwave, breakfast bar, downlighters.

First Floor:

Landing

Stairs to second floor, airing cupboard, doors to:

Bedroom One 15'9 x 11'0 (4.80m x 3.35m)

Double glazed window to front, range of built in wardrobes,, radiator, door to:

En Suite Shower Room

Raised shower cubicle housing mains shower with tiled surround and glazed screen, low level WC, pedestal hand basin, extractor fan.

Bedroom Two 10'8 x 10'4 (3.25m x 3.15m)

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

En Suite Shower Room

Raised shower cubicle housing mains shower with tiled surround and glazed screen, low level WC, pedestal hand basin, extractor fan.

Bedroom Three 10'8 x 9'0 (3.25m x 2.74m)

Double glazed window to rear, radiator.

Bedroom Four 8'10 x 8'0 (2.69m x 2.44m)

Double glazed window to front, radiator.

Family Bathroom

Double glazed window to side, panelled bath, low level WC, pedestal hand basin, extractor fan.

Second Floor:

Landing

Doors to:

Bedroom Five 18'10 x 11'1 (5.74m x 3.38m)

Double aspect, eaves storage space, range of fitted wardrobes and drawers, radiator.

Bedroom Six 18'10 x 11'4 (5.74m x 3.45m)

Double aspect, radiator.

Shower Room

Velux window to rear, shower cubicle housing electric shower, low level WC, pedestal hand basin, mainly tiled wall finish, radiator.

Garden

A corner plot position enjoying a secluded feel with established shrubs and trees, panelled enclosed fencing, outside lighting, cold water tap, side gated access.

Detached Double Garage & Driveway

Driveway providing off

Tenure

Freehold.

Services

All main services are connected.

Council Tax

Ashford Borough Council Band: F.

