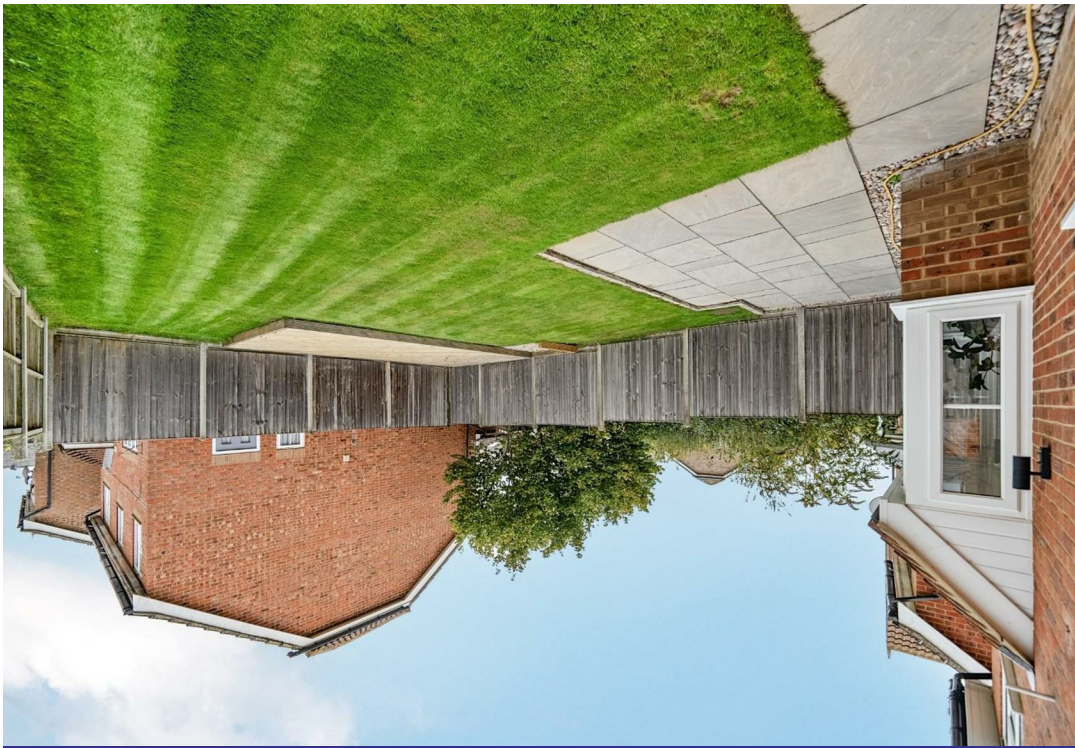




6 Clarke Crescent, Kennington, Ashford, TN24 9SA

Price £425,000

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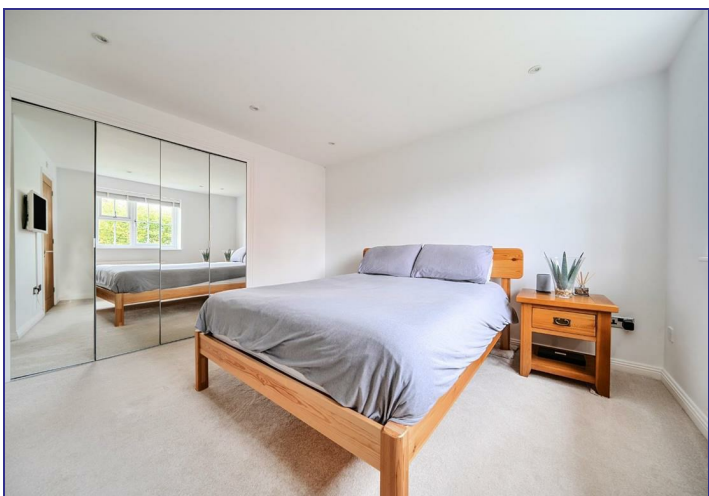
A stunning detached home in a quiet cul de sac setting on the popular Little Burton Farm development.

Greatly improved by the current owner, this impressive property comprises an entrance hall, modernised kitchen/dining room, sitting room, cloakroom, three bedrooms along with contemporary en suite & family bathroom.

The high quality double glazed windows and doors were upgraded in 2021 with a 10 year warranty and a new gas fired boiler installed 2023 along with complete re-decoration.

The enclosed rear garden enjoys a secluded feel whilst the driveway and garage provide ample parking with two additional spaces.

Local schools, shops and transport links are all within easy reach with Ashford town centre just 1.5 miles distant.



Entrance Hall

Stairs to first floor, door to garage and doors to:

Downstairs Cloakroom

Low level WC, vanity unit with wash basin and storage beneath, heated towel rail with matte finish, localised tiling, extractor fan.

Kitchen/Breakfast Room 17'11 x 7'11 (5.46m x 2.41m)

Generous range of fitted wall and base units, composite sink with mixer tap and drainer unit, integrated electric oven, four ring gas hob with extractor hood and lighting over, plumbing and space for washing machine and dishwasher, radiator. Double glazed bay window to front and casement door to side. Cupboard housing gas fired boiler, installed 2023.

Sitting/Dining Room 20'2 x 12'10 (6.15m x 3.91m)

Double glazed window and French doors to rear, radiator, coved ceiling, radiators, television aerial point.

First Floor:

Landing

Loft access (professionally insulated 2021 – CEG guaranteed) Double glazed window to side, doors to:

Bedroom One 11'11 x 10'8 (3.63m x 3.25m)

Double glazed window to rear, radiator, built in wardrobes with folding mirror fronted doors.

En Suite Shower Room

Raised shower cubicle housing mains shower with folding glazed screen and tiled surround, low level WC, wall mounted hand basin, chrome heated towel rail, low level WC, frosted double glazed window.

Bedroom Two 11'4 x 11'0 (3.45m x 3.35m)

Double glazed windows to front, radiator, built in wardrobes.

Bedroom Three 8'6 x 8'6 (2.59m x 2.59m)

Double glazed window to front, radiator.

Family Bathroom

Frosted double glazed window to rear. White suite comprising a panelled bath with mixer tap, mains shower over and glazed screen, low level WC, pedestal hand basin, mainly tiled walls and tiled flooring, frosted double glazed windows to rear, heated towel rail.

Gardens

Mainly laid to lawn with paved patio and raised decked seating areas, panelled enclosed fencing, side gated access, outside cold water tap and lighting.

Garage & Driveway

Block paved driveway providing off road parking leading to an integral garage with automated doors, power, lighting, personal door to hall.

Two additional parking spaces opposite the property.

Tenure

Freehold.

Services

All main services are connected.

Council Tax

Ashford Borough Council Band: C.

