

Heartwood Drive, Godinton, Ashford
Guide Price £575,000



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DESCRIPTION

Hunters are delighted to welcome to the market this impressively sized six bedroom detached family home located in the popular area of Godinton Park. This beautiful family home is set over three floors and boasting 6 functional bedrooms. 2 of which offering en-suites as well as a larger than usual garden on this development! If it's a sizable family home with upgraded fixtures & fittings that you are looking for, then add this to your viewing list! Being within walking distance to the well regarded Godinton Primary School catchment as well as buss route to local Grammar Schools too!

As you approach the property you will be greeted with it's striking façade, as well as well-kept front garden. With large double drive and double garage too! On entering the property, the care and attention that has gone into the home over the numerous years is evident. You are greeted by a large entrance hall which allows you plenty of room to hang up your coats and kick off your shoes after a long day. The ground floor accommodation consists of a large, spacious family living room at the rear of the home, which is basked in light thanks to the double doors that provide access out into the landscaped rear garden. The lounge offers plenty of space for a large family to unwind without feeling on-top of one another – From the hall is the essential ground floor W/C that you would expect from a large family home. Further to the ground floor, you'll find a further separate formal dining room, as well as a spacious upgraded kitchen/diner to the left hand side of the home. The kitchen itself offers a range of integrated appliances & a huge array of wall and base units lending itself to well to day to day family life.

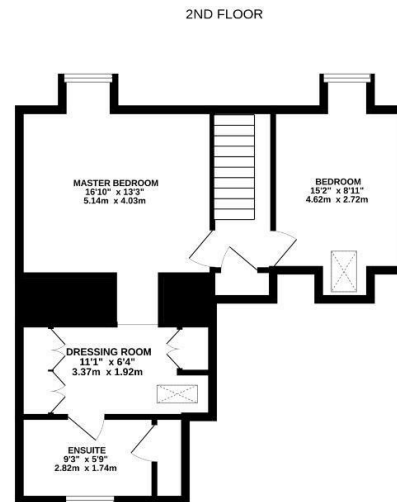
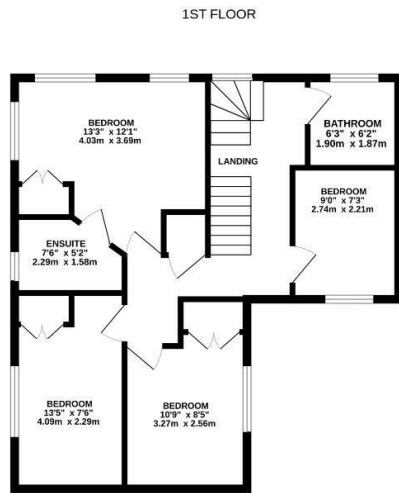
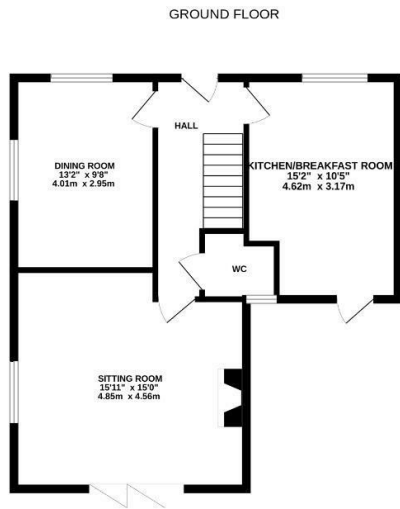
The stairs rise from the entrance hall, where you will arrive on a spacious landing, where you will find 4 spacious bedrooms and a well equipped, fully tiled family bathroom, two of the double bedrooms are located toward the rear of the home, and afford a view over the rear garden, whilst also offering separate storage cupboards within. Bed 3 also has charming dual aspect windows, allowing the morning sun to filter through. Before you climb the stairs, you'll find a handy storage cupboard on the landing. The stairs leading landing of the second floor where you will also discover bedrooms 5 & the principle bedroom. Offering yet another en-suite shower room as well as a purpose built dressing area located prior to the entrance of the en-suite shower room, which offers dual built in storage, easing the need for free standing furniture. Across the hall, Bedroom 5 is yet again a comfortable double ensuring that there are no arguments for who gets the bigger room.

Externally the property boasts a very generous rear garden that is larger than most on this development. Which has undergone substantial landscaping over the last 12 months. With a patio section accessed directly from the kitchen, that leads to a large laid to lawn area of the garden, which has been laid in a circular fashion, allowing the path to surround the lawn, which has certainly become a real suntrap! There is also a well built pergola that provides the perfect place for alfresco dining with a boarder that is low maintenance with a number of tall mature tree's that provide privacy when the leaves are in bloom. In addition to the substantial rear garden, is the homes large well-built outbuilding, which can be adapted for many different uses, for example a perfect office space/summer house/ gym or storage facility. The garden has been well looked after by the vendors during their time here and certainly offers enough space to let the children let off some steam as well as having a quiet and private space to relax. There is also access out into the homes double garage from the garden, as well as gated access from the other boundary. The vendor has informed us that there have been many upgrades during their time at the property, which include, the landscaped rear garden. New kitchen, as well as a new heating system, water tank and all external doors renewed along with new fuse box.

Godinton Park is located approx 1.5miles to the north west of Ashford's Town Centre and affords easy access to M20 junction 9, and benefits from public transport links to the Town Centre and International Train Station with regular services to London St Pancras and the Continent. Also, within walking distance are the popular Godinton Park and Repton Park Primary Schools as well as the Chimneys pub & restaurant and Co op convenience store

- 6 Bedroom detached with no onward chain
- Generous guest bedroom boasting 2nd en-suite with dual aspect windows
- Large landscaped rear garden with extensive patio
- Upgraded kitchen with intergrated appliances throughout
- EPC Rating: C, Council Tax Band: F
- Spacious principle bedroom with dressing room & en-suite shower room
- Large light flooded reception room with separate dining room
- Large double garage and double drive way providing parking for 2 cars
- Renewed fuse board with new boiler and water tank as of 2020
- Estate management fee of £120.00 per annum





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing

Please contact our Hunters Ashford Office on 01233 613613 if you wish to arrange a viewing appointment for this property or require further information.

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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		80	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

