



Ringlet Close,
Kennington,
TN24 9FW

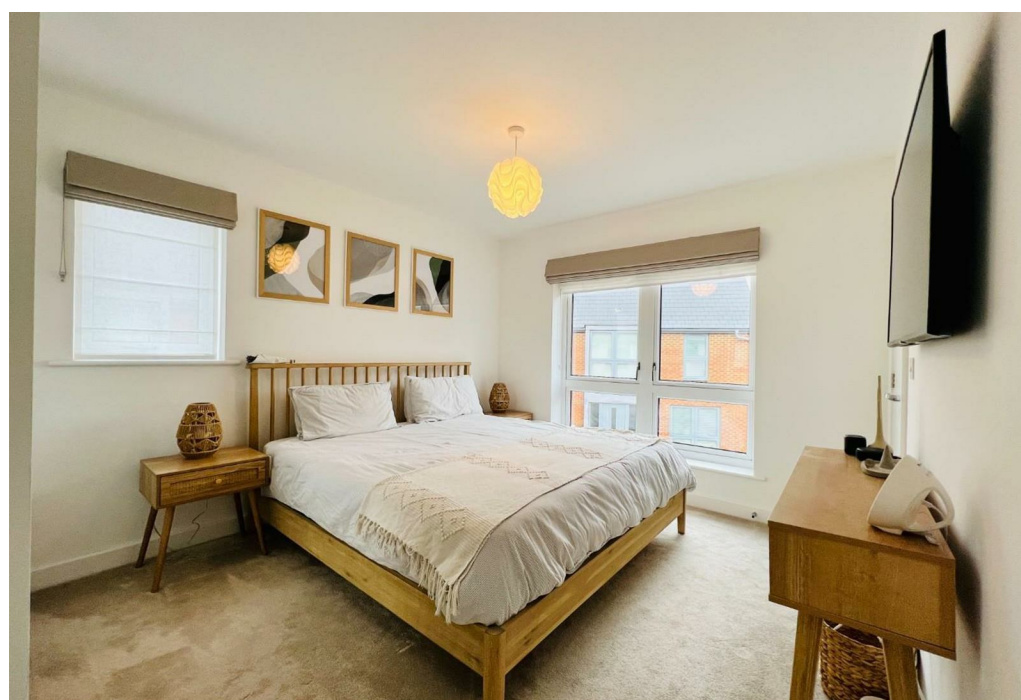
£435,000

 3  2  2  B

Nestled within the popular Conningbrook Lakes Development lies this well presented three bedroom, detached, attractive family home constructed by well regarded Latimer Homes/Westerhill Homes.

As you park up within your drive that offers two car parking spaces, one of which is covered. Wander in through your front door into this turn-key style property, you won't regret adding this to the top of your viewing list. Offering both that still luxurious, almost new-like presentation and finish, along with the blend of tasteful décor and spacious rooms for the family, these three-bedroom properties are really hard to beat in our opinion!

People frequently say, "it's difficult to find a decent sized three bedroom home" well come on inside and see what all the fuss is about.



There is a welcoming entrance, providing space to kick off your shoes and hang up your coat after the long working day. The ground floor accommodation consists of a large ground floor W/C that you would expect from a family home, a wonderful and upgraded fitted kitchen that is bathed in light due to the French doors that lure you into the rear garden. The kitchen itself has a good array of wall and base units, whilst offering plenty of integrated appliances, another one of the upgrades to take advantage of the previous owners forward thinking! As well as a smart, modern kitchen, there is a distinctive place to dine – this room allows the family to relax together around a large table and chairs whilst gazing out into the rear garden watching the world go by! Finally, there is a airy comfortable reception room that occupies the left hand side of the ground floor, the lounge space is plentiful and offers '15'10 x 10'4" of floorspace, ideal for those family gatherings!

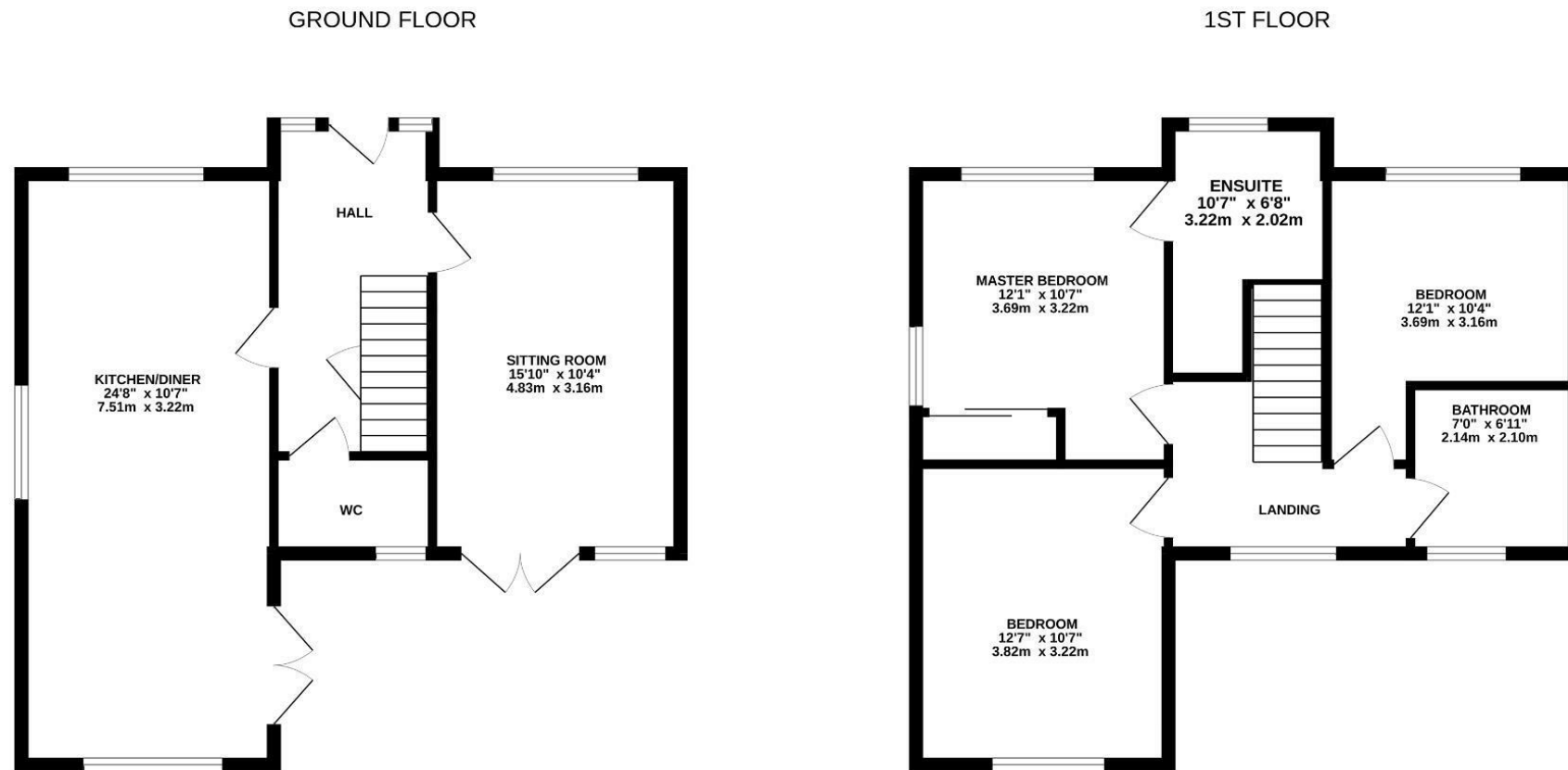
From the entrance hall, you will find the stairs that rise to a light flooded landing, with charming window flooding this area with natural light. Here is where you will discover three generously-sized bedrooms. The master bedroom is found positioned at the front of the home, boasting a modern ensuite shower room and a handy set of built-in wardrobes. The second bedroom has plenty of space for a double bed as well as space for free standing furniture. The third bedroom, comfortably a double room is ideal for a younger child, or perhaps a generous office/study, which has become so important to those working from home. Bedrooms 2 & 3 are serviced by the home's modern family bathroom which consists of a modern suite, with shower over bath, wash hand basin & w/c.

At the rear of the home is the garden which has been adapted over the years provide a serene, and tranquil space, it now offers the space to catch the summer sun, There's a designated seating area, a modern patio that leads from the patio doors within the dining room and rear-door when your entertaining, the services this house provides are never to far away. The home has a fully enclosed rear boundary, with one side being walled, offering side access to reach the carport/parking.

This home can be found within the popular Conningbrook Lakes development, an area which offers an array of unspoilt rural walks, a fantastic Lake, along with near by local supermarket, a number of well regarded primary schools, nurseries, an indoor children's centre and local amenities including hairdressers. It has proved to be a extremely popular place to live, proven by the many families that have purchased in the area over the many years. Kingsnorth is approx. 2 miles away from Ashford International Train Station, offering High speed travel directly into London at 38 minutes! The Ashford Town Centre and newly developed Junction 10 and 10a of the M20 are both nearby curtesy of a small car journey. We are sure that this property wont

Tenure: Freehold
Council Tax Band: C

- A luxury, modern 3 bedroom detached family home
- Brought to the market in as close to show-home standard as possible
- Parking with driveway & carport
- Large kitchen/dinning room with patio doors leading to garden
- Remainder of the homes 9 years NHBC Guarantee
- No onward chain complications
- Ground floor W/C as well as en-suite and family bathroom
- 3 Spacious Double bedrooms
- EPC Rating: B (84) Council Tax Band: E
- Estate fee contributions per year: Approx: £270.00 per year



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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.