



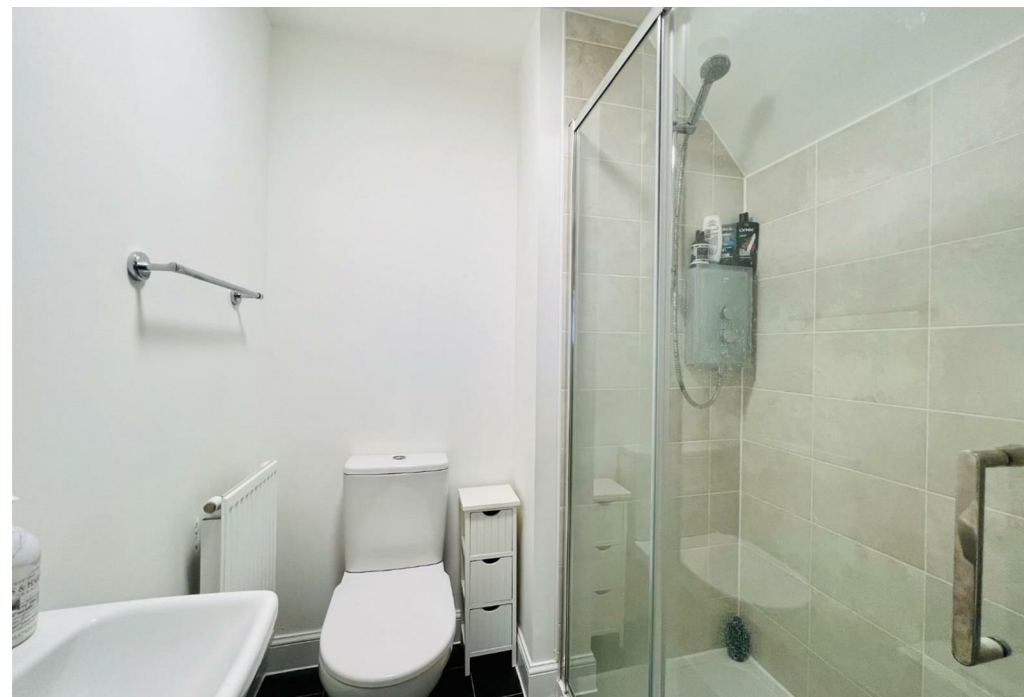
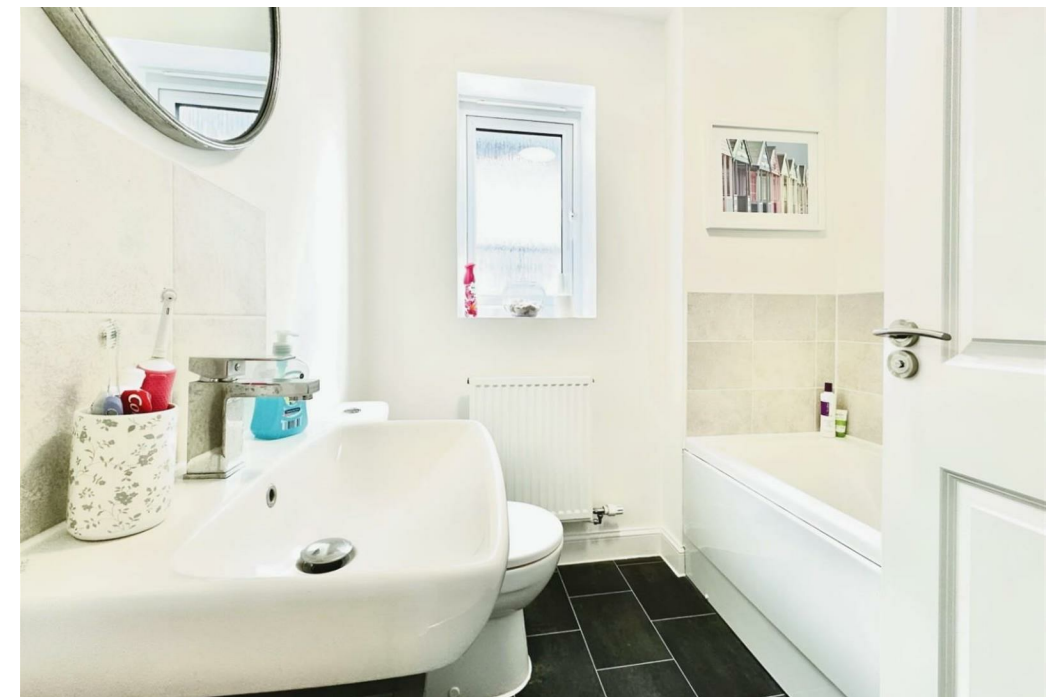
Discovery Drive,
Ashford,
TN23 3TR

£370,000

3 2 2 B

Are you looking for a home with field views? Then look no further! Hunters are delighted to welcome to the market, this deceptively spacious three/four-bedroom detached family home, occupying an idyllic position with far reaching field views. You'll often hear the saying, it's all about location... And this couldn't be truer here, just look at those views! Step inside, we're sure you'll be pleased with what is on offer here!

Found within the desirable location of Kingsnorth, in a newly developed estate. We truly feel it's a great example of a three/four-bedroom detached family property that the sellers have added their own stamp on to make this a comfortable place to call home. Pull-up on your driveway and take in all this property has to offer, with its stylish balcony, covered car parking space and far-reaching green views!



Property Highlights:

Separate Study Area – Generous home office space provided, a common room needed following the pandemic. A great separate area to work from the living space, basking with far reaching field views. Opposite you will find large double storage cupboards and downstairs W/C.

Spacious Open-Plan Design – An impressive and well-proportioned kitchen/dining area serves as the heart of the home. Modern, fully integrated kitchen with access to under stairs storage, accompanied with dining area. French doors allow access to rear garden.

Three Double Bedrooms – Bedroom 3 is found on the first floor and is serviced by the family bathroom, with bath and overhead shower, wash and basin and W/C. Principal bedroom and bedroom 2 are found on the top floor, both double rooms ample in floor space for free standing furniture, as well as large windows to allow a flood of natural light. Principal bedroom boasts an en-suite shower room, as well as the luxury of far-reaching field views.

Reception Room Basking Views – The cosy and inviting reception room is found on the first floor, with dual aspect windows allowing a flood of natural light. Step out onto the balcony to enjoy the fields in front. Other residents in the area have utilised the reception area as a fourth bedroom, creating an open plan living/kitchen/dining area on the first floor.

Rear Garden and Ample Parking – Well-kept rear garden with large patio area and laid to lawn. A great space that is easy to maintain and entertain guests in the summertime. Side access is provided onto the driveway, allowing space for 2 cars. Ample visitor bays are provided, for when friends and family visit.

Prime Location & Connectivity:

Discovery Drive is found within a newly developed within Kingsnorth, found just 3.5 miles to the southwest of Ashford town centre. There are many pleasant walks in the area as well as popular local schools and shops within easy reach. Ashford International station is approximately 3 miles away with the fast train to London in 37 minutes. Junction 9 of the M20 is also easily accessible. Be sure you book your viewing early to avoid disappointment, please call Hunters sole agents on 01233 613 613, to arrange now!

Additional Features:

Modern construction with contemporary finishes

Potential to create a fourth bedroom

Far reaching field views

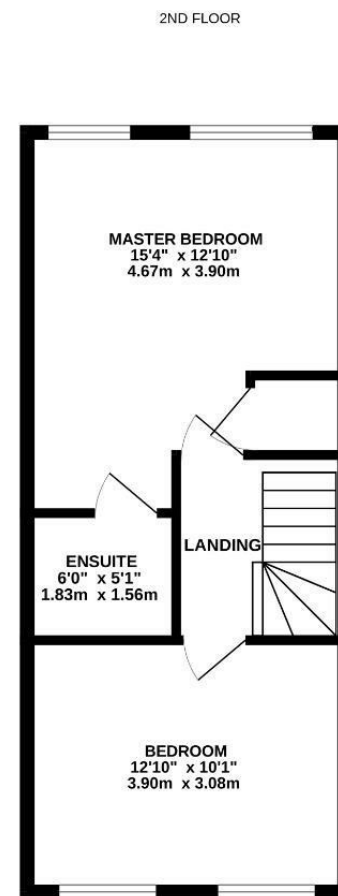
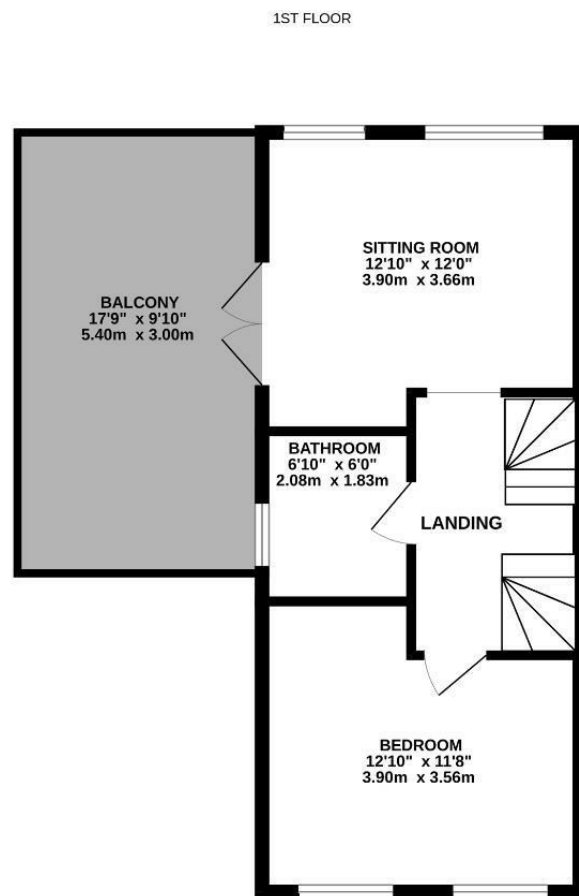
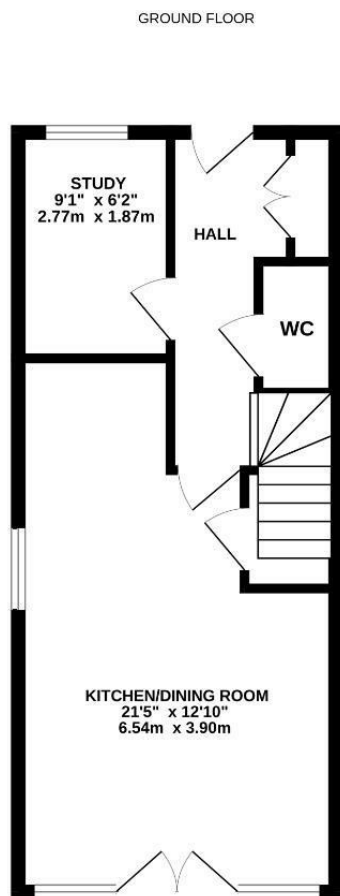
Estate Fee's £517.88 per year (approx)

EPC Rating: B – Energy-efficient design.

Council Tax Band: E

This stunning detached family home presents a fantastic opportunity to enjoy modern living in a vibrant, well-connected community. Don't miss out—schedule your viewing today!

All mains' services are connected, but none have been tested by the agent. Flood Risk: Very low Each year, there is a chance of flooding of less than 1 in 1000 (0.1%).
Average Broadband Speed: 68mb Superfast :1000mb Ultrafast :1000mb



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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Tenure: Freehold
Council Tax Band: C

- Modern detached family home offering fantastic far reaching open field views
- Three double bedrooms
- Ground floor purpose built office
- Charming balcony allowing you to enjoy those wonderful views
- Coverage driveway providing parking for 2 vehicles
- Spacious principle bedroom with modern en-suite shower room
- Modern intergrated kitchen with open plan living
- Council Tax Band: E
- Estate Fee's £517.88 per year (approx)
- EPC Rating: B

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.