



Shepherd Close, Kingsnorth, TN23 3GT

£500,000



A well-presented four-bedroom, detached, family home located in a quiet cul-de-sac setting that's been carefully looked after. If it's a home you can move straight into, then ensure this home is at the very top of your viewing list. Nestled away in a quiet no through road, is this well-presented family home - On arrival you will note its double drive & detached double garage too.

This home can be found on the edge of the popular Knights Park area of Ashford, an area which offers an array of unspoilt rural walks, a 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!



Standing proudly on the fringes of the well-regarded Knights Park development, offering the perfect balance between Ashford Town Centre and The M20 – It's an estate that has hit the mark in our opinion. Park up on your drive, where there is parking for 2 on the drive. Wander along the path at the front into your new home sat behind a small, yet well kept frontage. Via the entrance hall, you'll notice the large reception room with glorious bay window, an inviting living space. A modest sized kitchen/diner lies to the rear of the home, complimented well, with a sperate utility room with door into rear garden too. The homes more formal dining room is positioned at the rear of the home, offering patio doors leading out onto the patio, perfect whilst entertaining the guests! Finishing the ground floor nicely is a purpose-built study and a handy downstairs W/C, the staple of a family home!

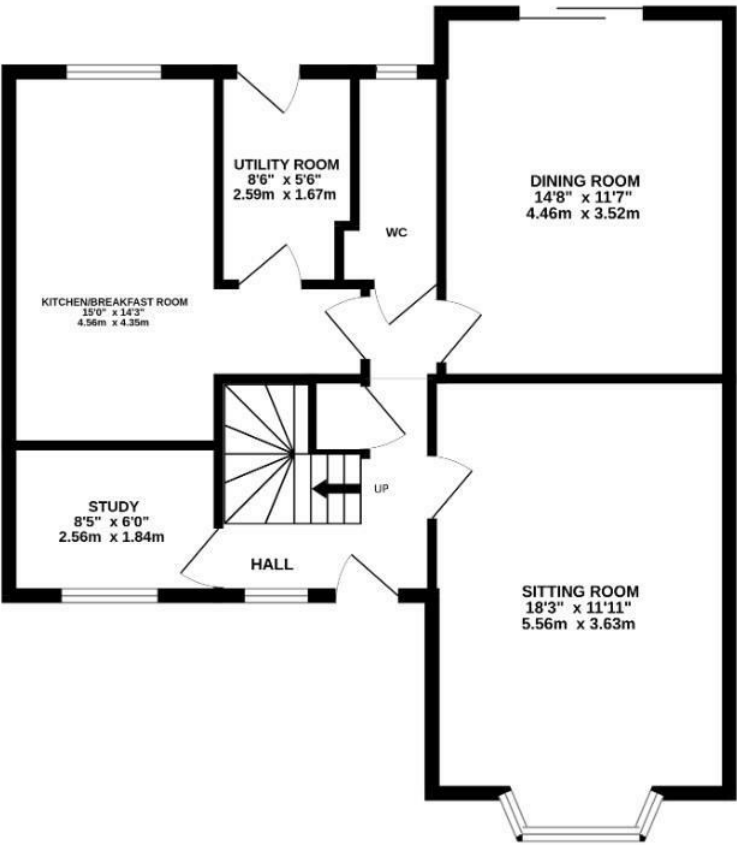
From the entrance hall, you will find the stairs that rise to a light flooded landing, with a picture window flooding this area with natural light. Here is where you will discover four generously sized bedrooms. The master bedroom is found positioned at the rear of the home, boasting a ensuite shower room and a handy set of built-in wardrobes within the dressing area section of the room. The second bedroom has plenty of space for a double bed as well as further fitted storage space, allowing you to utilise all of the floorspace without the need of free standing furniture, the third & fourth bedrooms are equally sized, and be used as double bedrooms, or perhaps a generous 4th bedroom/office which has become so important to those working from home. Bedrooms 2, 3 & 4 are serviced by the home's family bathroom which consists of a 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, but if it's too hot, there's a perfectly placed willow tree offering the perfect balance for hot summers day! There's a designated seating area & substantial patio that leads from the rear of the home, so when your entertaining, the services this house provides are never to far away. There's also handy side access. The home has a fully fenced enclosed boundary, offering side access to reach the front drive way and parking too.

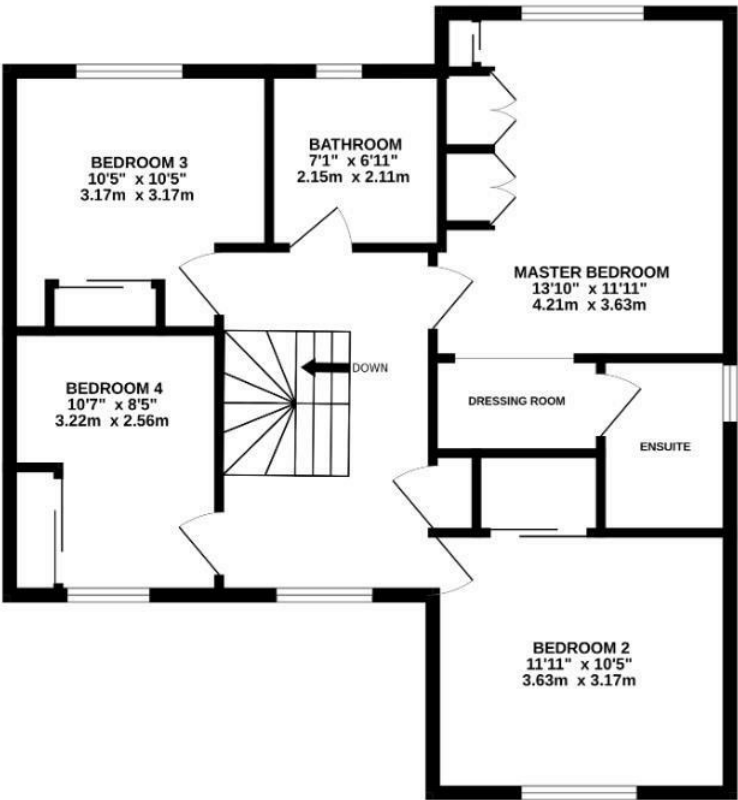
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Tenure: Freehold
Council Tax Band: F

GROUND FLOOR



1ST FLOOR



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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- Well appointed, Detached Four Bedroom Family Home
- Situated within a quiet cul-de-sac location in Popular Knights Park
- Substantial large rear garden with extensive patio & side access
- Four spacious double bedrooms, Principle bedroom with en-suite & dressing area
- Family bathroom servicing beds 2, 3 & 4.
- Kitchen/diner & separate utility room + Ground floor W/C
- Large bay fronted reception room & separate dining room
- Detached Double garage offering further parking + Driveway
- EPC Rating: C (72) Council Tax Band: F
- Well regarded Knights Park area

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