

Shearwater Close, Finberry, Ashford, TN25 7JP

Offers In The Region Of £415,000



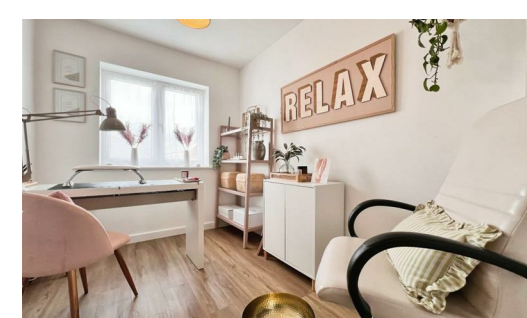
Nestled in the picturesque Shearwater Close, Finberry, Ashford, this beautifully presented semi-detached house is a modern gem constructed in 2023 by the esteemed Crest Nicholson. With four spacious bedrooms and two well-appointed bathrooms, this home is perfect for families seeking comfort and style.

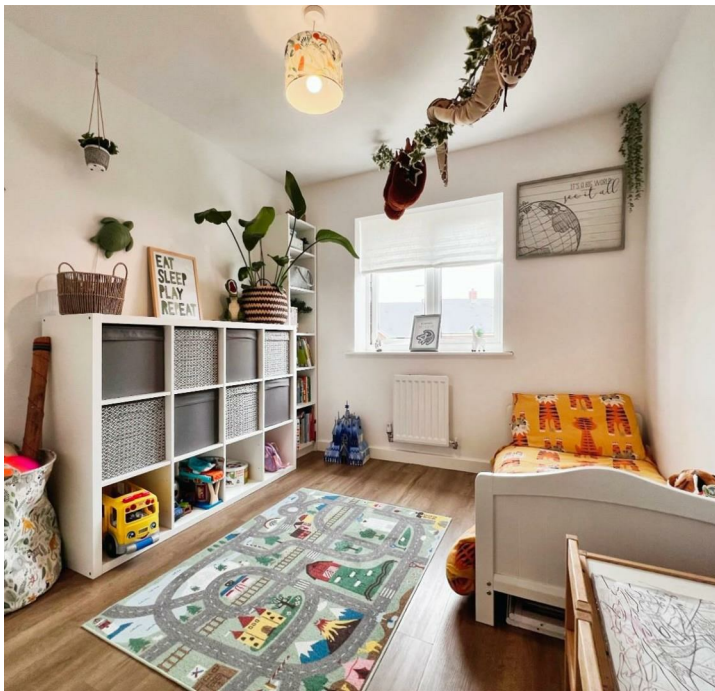
As you enter, you are greeted by a bright and inviting atmosphere, enhanced by modern fixtures and fittings throughout. The ground floor boasts a delightful kitchen/diner at the front, ideal for family meals and entertaining guests. The generous family lounge, located at the rear, features patio doors that open onto a charming patio area, seamlessly blending indoor and outdoor living. Finishing the ground floor well is both a ground floor W/C as well as understairs storage cupboard. The accommodation is thoughtfully arranged over three generous floors. On the second floor, you will find two large double bedrooms, a further small single bedroom, ideal for a home office as well as a further storage cupboard found on the landing, all bedroom on this floor are serviced by the family bath-suite. Ascending to the top floor, the principal bedroom awaits, complete with built-in storage and a luxurious en-suite featuring a large walk-in shower, which is often a room that captures the hearts of many families.



The generous garden offers a perfect blend of functionality and relaxation, designed for both entertainment and practicality. The heart of the outdoor space is a large, beautifully paved patio area, providing ample room for outdoor furniture, making it an ideal setting for gatherings and al fresco dining. The patio is seamlessly connected to the lawn, allowing guests to flow effortlessly between the two spaces. To one side of the garden, there's a thoughtfully positioned area for a garden shed, offering both utility and additional storage space for tools, gardening equipment, and seasonal items. Additionally, this space has been designed with a discreet, practical bin storage area, ensuring that refuse is kept out of sight while being easily accessible. The space is carefully tucked away, so it doesn't interfere with the overall layout of the garden. This combination of a spacious patio, manicured lawn, and well-planned storage solutions makes the garden a true asset, perfect for hosting guests and enjoying the outdoors in a modern, new estate setting.

LOCATION OF THE HOME: The village of Finberry itself boasts the fantastic Finberry Primary School as well many local amenities all within walking distance. You will also have plenty of picturesque walks around the lakes, field and woodland all at your fingertips. Finberry boasts two wonderful play parks to keep the little ones occupied on those sunny days. Local bus routes run within a short walk from the home and the M20 motorway is only a short drive away. Finally, you are only a stones throw from Ashford International Station.





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.

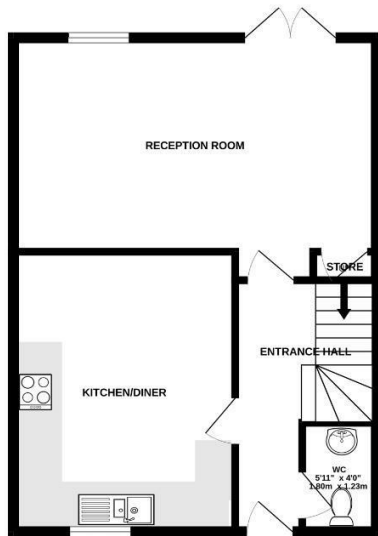
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

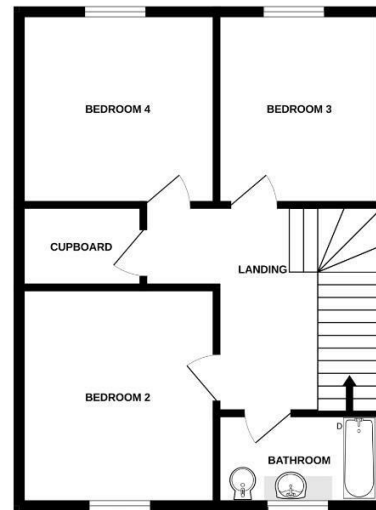
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GROUND FLOOR



1ST FLOOR



2ND 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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Viewings

Please contact ashford@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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