

# Ringlet Close, Conningbrook Lakes, Ashford, Kent

Offers In Excess Of £475,000





***A delightful, modern detached family home on Ringlet Close which offers a perfect blend of modern living and serene surroundings.***



With four spacious bedrooms, two well-appointed bathrooms, a landscaped garden & car-port parking to rear - this property is ideal for families seeking comfort and convenience in a delightful setting. Upon entering, you are welcomed by an entrance hall, as well as two generous reception rooms, perfect for both relaxation and entertaining friends and family. The family lounge features double doors that open into a beautifully landscaped rear garden, creating a seamless connection between indoor and outdoor spaces. The modern fitted kitchen diner is a chef's dream, providing ample room for cooking and hosting gatherings, complemented by a convenient downstairs toilet for guests via the hallway.



The stairs rise from the entrance hall, to a large landing that provide access into all four well proportioned bedrooms, two of which benefit from en-suite facilities, ensuring privacy and comfort for family members or guests. Each bedroom is designed to be light and airy, offering ample space for a growing family. Bedrooms 3 & 4 are serviced by the modern family bath suite with shower over bath.

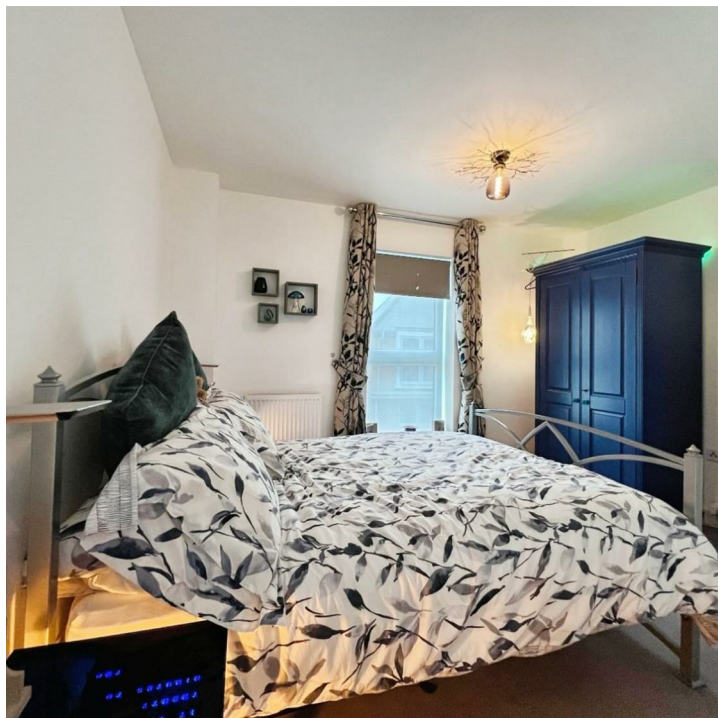
The garden has been lovingly landscaped, showcasing a variety of mature plants and shrubs that enhance the outdoor experience. With side and rear access, the garden is not only a beautiful space to enjoy but also leads to a carport that provides parking for two vehicles, adding to the practicality of this home.



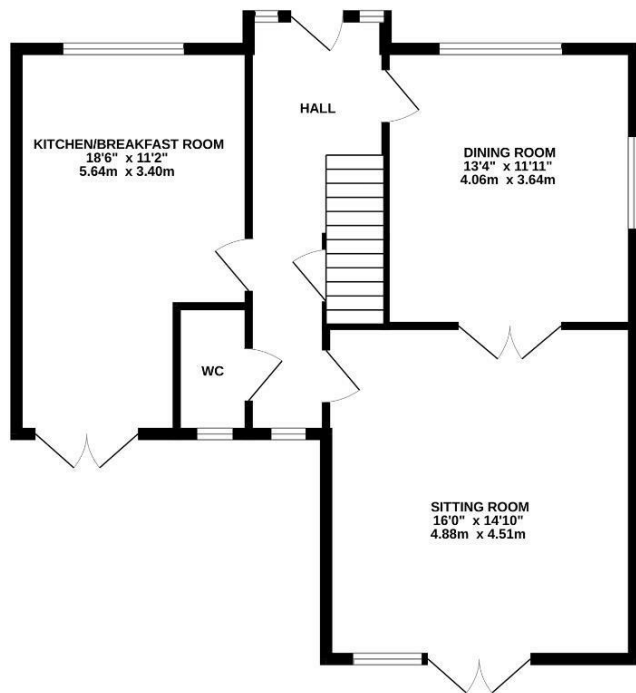
This home can be found within the popular Conningbrook Lakes development, an area which offers an array of unspoilt rural walks, a fantastic Lake, along with near by local supermarket, a number of well regarded primary schools, nurseries, an indoor children's centre and local amenities including hairdressers. 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. Kennington is approx. 3 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 courtesy of a small car journey. We are sure that this property won't hang around, so encourage you to call quickly to arrange your viewing and avoid disappointment. This charming family home is a rare find and is sure to appeal to those looking for a blend of modern amenities and natural beauty.



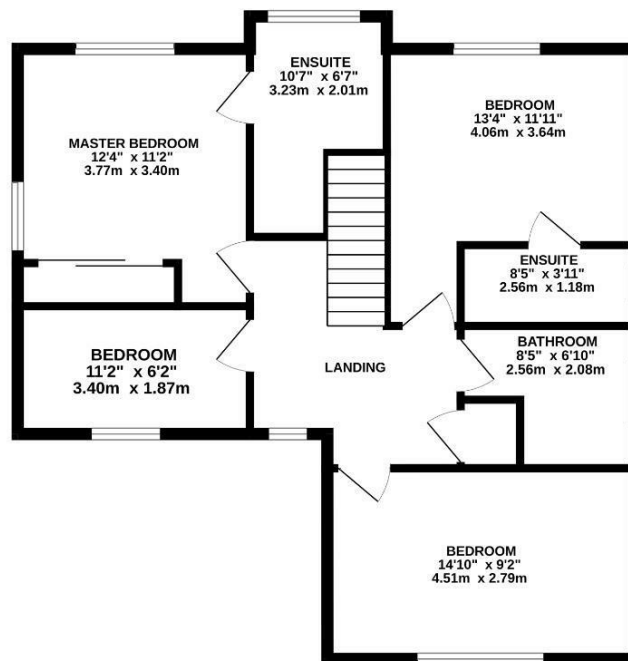




GROUND FLOOR



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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## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

**Viewings.** Please contact [ashford@hunters.com](mailto: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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