



Parkland Crescent, Kingsnorth, Ashford, TN23 3TQ

- Modern detached, 3 / 4 bedroom family home
- A choice of 3 bedrooms + a ground floor home office
- Covered parking spaces on driveway
- Master with modern en-suite shower room
- Council Tax Band: E
- Offering a unique position with far reaching field views
- Modern kitchen/diner prime for entertaining
- Charming balcony offering lovely views of the surrounding greenery
- Estate Fee's £517.88 per year (approx)
- EPC Rating: B

OIEO : Offers In Excess Of £390,000



A real turn-key home is now available for viewings! A well presented, spacious three-bedroom detached family home occupying a unique position, offering 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 and see what this house has to offer. Found nestled within a cul-de-sac within the newly constructed Chilmington Estate Development, we truly feel it's a great example of a three-bedroom detached family property that the sellers have added their own stamp to make this a really comfortable place to call home. Pull-up curb side and take in all this property has to offer!

Park up on your drive (that has an electric charging point and external plug and tap) and enter in your turn-key new home, still oozing that 'new like feel' – a testament to the vendor's care and attention whilst calling this place home. There's a welcoming entrance hall with access to the downstairs cloakroom, a must in all family homes nowadays. Unlike most, the home offers a spacious study/office on the ground floor, allowing you to utilise all living space, and not sacrificing one of those useful bedrooms! Found at the rear of the home you'll discover an impressive kitchen/diner. We're sure you'll agree that this is a really lovely reception space, prime for entertaining family and friends. The kitchen is finished with newly installed flooring with contrasting counter-tops with all of the essentials integrated too! The room plays host to a large table and chairs at the far end, allowing you to eat as a family and gaze out of the patio doors into the well-kept rear garden which has been well looked after by the current owners in our opinion. Before you reach the stairs, you will also find a handy under stairs storage cupboard, easing the strain on all that comes with day-to-day family life.



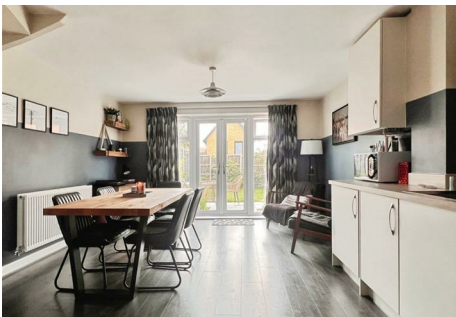
Ascend to the first floor and bask in the elevated family lounge, take a moment and enjoy those green views, not something always associated with a 'new development.' These views simply improve as you climb higher in the home. The lounge offers dual aspect windows to the front elevation - allowing the natural light to filter through when the weather is nice. Enjoy your very own balcony, open the patio doors to enjoy and gaze afar to those fields to front, a view which most of your friends will be envious of! The first floor also offers a large, modern family bathroom and generous guest bedroom. One of the many pluses of this home, is the large bedroom sizes, solving the problem over the fighting for 'who gets the biggest bedroom'! The bathroom is finished with a modern tile, with shower over bath, wash hand basin & w/c lit via a smartly placed window.

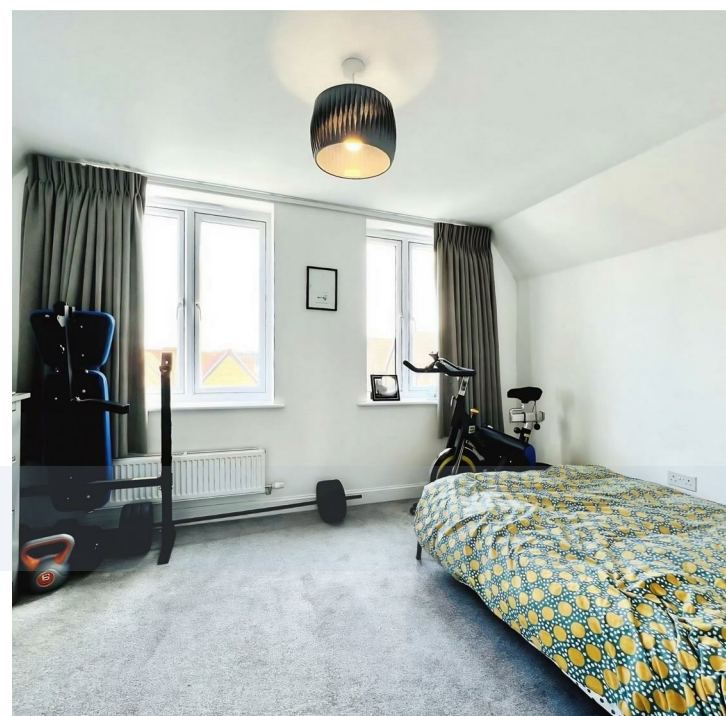
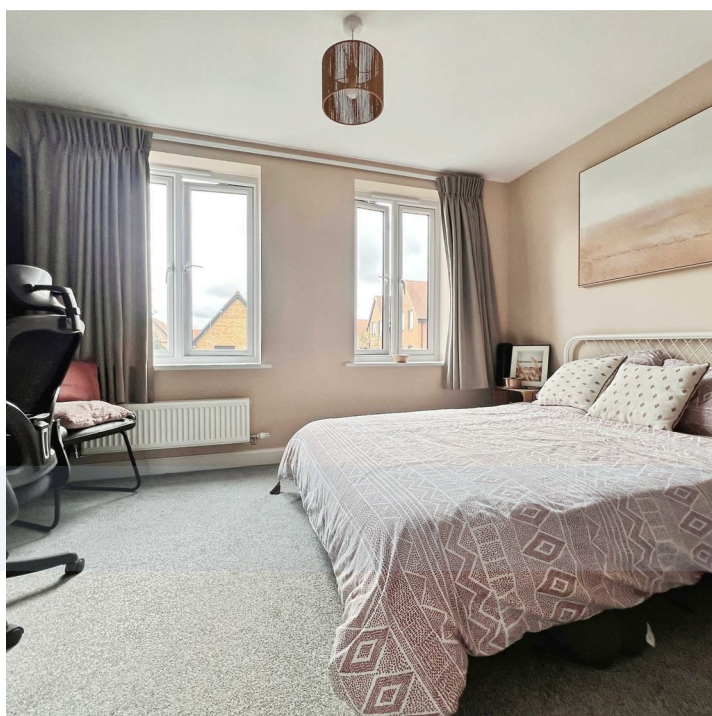
Finally, enjoy your master suite on the 2nd floor of this spacious home. You will find an impressive master suite along with updated en-suite shower room. As seen from the previous floor, the master bedroom offers two lovely windows in which you can simply watch the world go by whilst getting ready in the morning. Opposite the master is the home's plentiful third bedroom, offering ample floor with the third bedroom measuring approx. 13'1 x 9'6!



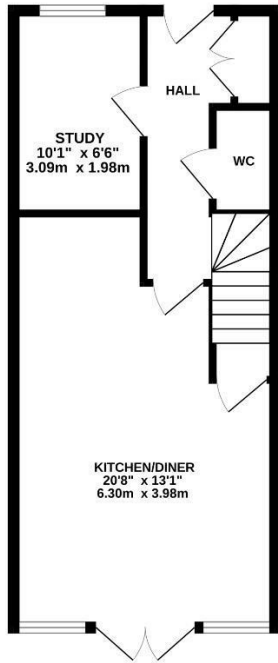
Externally, there's a well-kept rear garden which is mainly laid to lawn but also offers a patio area which leads from the patio doors found within that spacious kitchen/diner, allowing you to dine alfresco when the weather is kind. Additionally, there's side access and the patio has recently been extended by the current occupiers.

Parkland Crescent is found within the newly developed estate at Chilmington, found just some 3.5 miles to the south west 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.

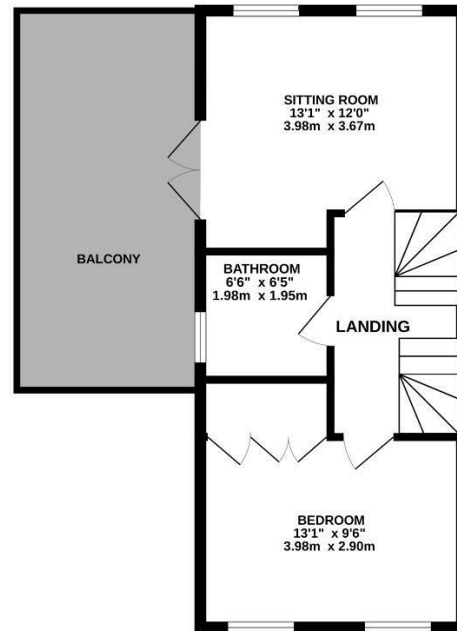




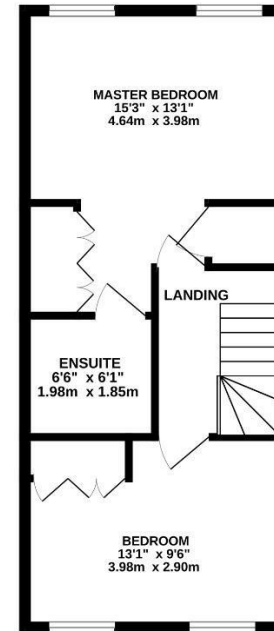
GROUND FLOOR



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

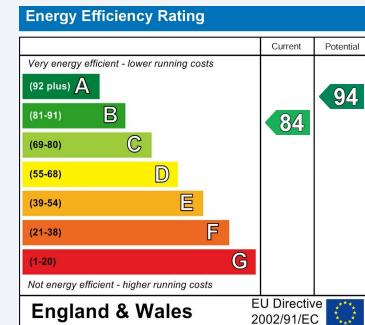
Please contact ashford@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

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

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.



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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