



34 Ragstone Court
Ditton, Aylesford
ME20 6AJ
OIEO £675,000

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Description

Stunning detached family house luxuriously appointed with a superb kitchen family room extension, set amidst a well stocked 70ft south facing rear garden featuring a paved patio and a raised sun terrace with an outside entertainment room (potential home office) all of which backs onto a nature reserve. The beautifully presented and decorated interior has a stylish colour palette and extends to just under 1700 square feet with a snug lounge, light and airy kitchen dining family room ideal for socialising for friends and family with bi-folding doors onto the patio and garden. Added to which is a utility room and cloakroom, upstairs there are 4 good size bedrooms with built in wardrobes and a sumptuously fitted en-suite and family bathroom. The property benefits from contemporary oak doors throughout and stylish french shutters. Highly recommended.

Location

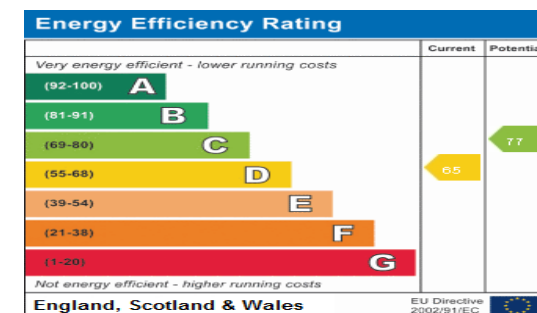
Ditton is a particularly popular and convenient part of the Aylesford conurbation, Ditton community centre, recreation grounds, bowls club and the unique 5.6 hectare nature reserve are all on the door step, together with a selection of local shops and schools with the Quarry wood retail park, all within half mile radius. East Malling main line station is 1 mile distant with services to Victoria, the M20/A20 and M2/M25 and M26 are easily accessible as is Maidstone the County town some 4.5 mile distant with West Malling being 1.5 miles away, known as a culinary hotspot.

Council Tax Band

F

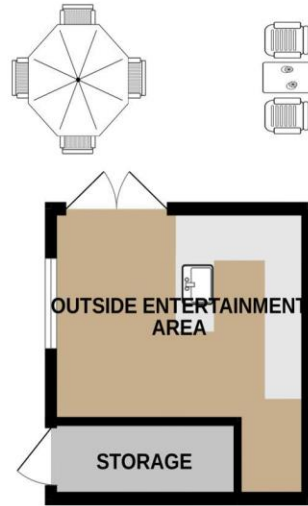
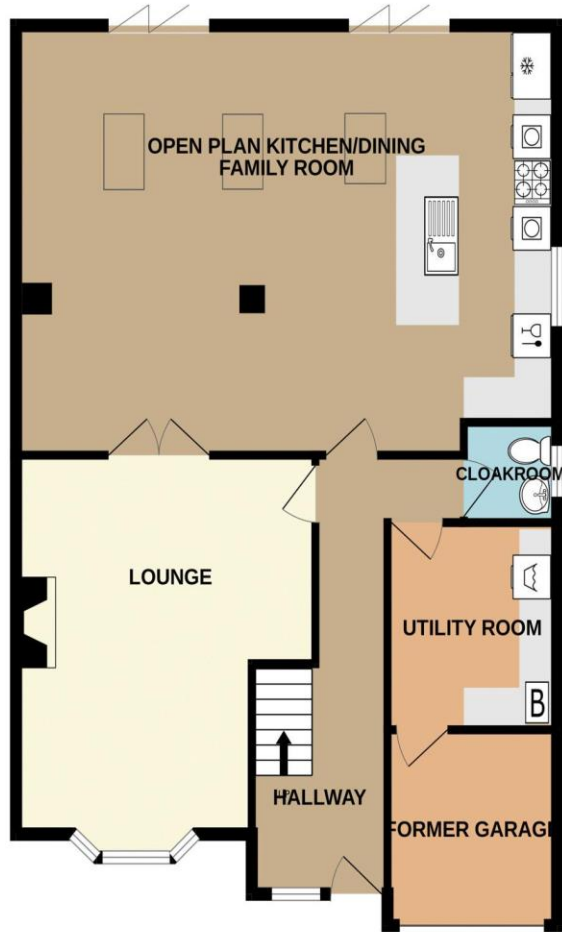
VIEWINGS STRICTLY BY APPOINTMENT

Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.

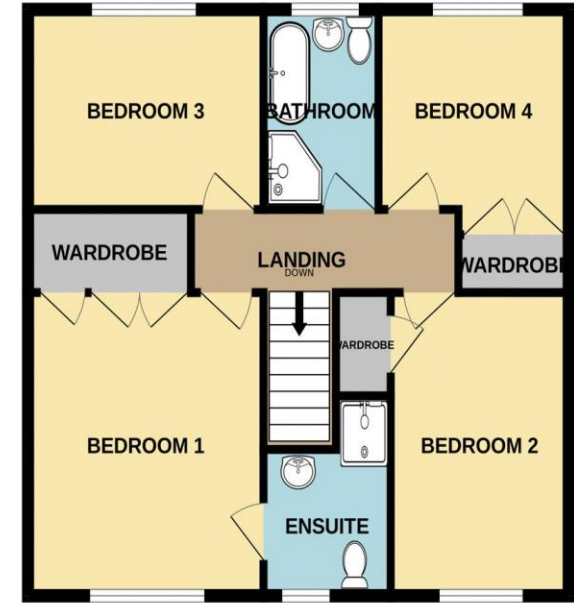


Reference:
34 5424174 Court

GROUND FLOOR
1143 sq.ft. (106.2 sq.m.) approx.



1ST FLOOR
680 sq.ft. (63.2 sq.m.) approx.



TOTAL FLOOR AREA : 1823 sq.ft. (169.4 sq.m.) approx.

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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ON THE GROUND FLOOR

ENTRANCE CANOPY

Outside light, contemporary Oak entrance door partly glazed with matching side panel.

ENTRANCE HALL 19' 3" x 6' 3" (5.86m x 1.90m)

Karndean laminate flooring, dado rail, staircase to first floor, with decorative newel post, oak hand rail and decorative ballustrade.

CLOAKROOM

White suite, chrome fittings, wash handbasin cupboard beneath, low level WC, fully tiled with mosaic border tile, window to side, chrome plated heated towel rail, Karndean flooring.

UTILITY ROOM 9' 0" x 7' 8" Portion of the former garage (2.74m x 2.34m)

Extensively fitted with built in storage cupboards and complimenting quartz effect work surfaces, Karndean flooring, display shelving, cupboard concealing Worcester wall mounted gas fired boiler, plumbing for washing machine, return door to garage store area.

GARAGE 8' 0" x 8' 7" (2.44m x 2.61m)

Roller shutter entrance door, electric light and power.

LOUNGE 16' 7" x 14' 5" (5.05m x 4.39m)

Media wall with fitted contemporary fireplace, Oriol bay window with a pleasant open outlook with a dado rail, double casement doors;

OPEN PLAN KITCHEN/DINING FAMILY ROOM 26' 4" x 18' 10" (8.02m x 5.74m)

A magnificent room bathed in light from the Velux windows and bi-folding doors all of which have integrated automatic blinds. Southern aspect. Engineered oak flooring, recessed low voltage lighting.

Kitchen area - beautifully fitted with Cobalt blue units, featuring deep pan drawers, cupboards and cabinets, delightfully set off by black granite work tops, upstand and breakfast bar. feature island unit with mixer tap and sink unit, wine cooler, other appliances include 4 ring induction hob, extractor hood above and twin ovens beneath, integrated fridge/freezer and dishwasher. Double aspect windows featuring bi-fold doors to garden.

Dining area - vertical radiator approached by double casement doors from the lounge, wide access to:

Family room- with velux windows and bi-folding doors to the rear garden, further vertical radiators.

ON THE FIRST FLOOR

LANDING

With access to roof space.

BEDROOM 1 13' 2" x 11' 8" (4.01m x 3.55m)

Window to front forming a pleasant outlook, pillared radiator, range of built in wardrobe cupboards with mirrored doors.

ENSUITE

Step in shower cubicle with rain forest shower head, wash handbasin with mixer tap and cupboard beneath, low level WC, fully tiled walls with mosaic relief, ceramic tiled floor, chrome plated heated towel rail.

BEDROOM 2 13' 4" x 8' 9" (4.06m x 2.66m)

Window to front, built in wardrobe cupboard, radiator.

BEDROOM 3 11' 7" x 8' 9" (3.53m x 2.66m)

Window to rear, southern aspect, radiator.

BEDROOM 4 9' 0" x 7' 6" (2.74m x 2.28m)

Double built in wardrobe cupboard, window to rear, southern aspect, radiator.

BATHROOM 8' 10" x 6' 4" (2.69m x 1.93m)

White contemporary suite, bateau bath with hand shower, shower cubicle with rainforest shower head, hand basin with cupboard beneath and mixer tap, low level WC, chrome heated towel rail, ceramic tiled floor and walls with split faced granite relief.

OUTSIDE

To the front - Double width resin driveway, lawned area and shrubs, side pedestrian access. The rear garden is a particular feature enjoying a southern aspect, rising to the end of the plot which has a gate into the adjacent nature reserve. Porcelain paved patio adjacent to house with timber sleepers and shallow steps to the lawned area, gazebo and meandering steps leading to a further raised sun terrace with artificial grass enjoying open vistas, with a superb slatted cladded entertainment room, 12'7 x 12'8 with double casement doors, laminate flooring, recessed low voltage lighting, double aspect windows. Extensive built in storage cabinets with sink unit and shelving, storage recess, further outside storage cupboard.

Directions

From Maidstone leave the M20 heading London bound, exiting at junction 5, joining the A20 London bound towards Aylesford, continue along the A20 passing through 2 sets of traffic lights turning left into New Road, a continuation of which is Kiln Barn Road and Ragstone Court will be found on the right hand side after approximately 1/4 mile, the property will be found at the end of the cul de sac where the for sale board will be displayed.



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