



14 Kiln Close, Challock, Ashford, TN25 4DA
Price £450,000

**GOULD
HARRISON**

A spacious detached family home in a peaceful cul de sac location backing on to fields.

Offered for sale with no onward chain this lovely bright home comprises an entrance porch, generous sitting room, dining room, kitchen, conservatory, utility and office area with three bedrooms and shower room/WC. A driveway provides off road parking leading to an attached garage whilst the rear garden enjoys a sunny aspect and open outlook.

Oil fired central heating and double glazing are installed along with private drainage.

The village of Challock enjoys an active community with several sports and social clubs, highly regarded primary school and many beautiful countryside walks.



UPVC double glazed Casement Door

Through to:

Entrance Porch

Storage area, wooden casement door through to:

Sitting Room 17'6 x 12'8 (5.33m x 3.86m)

Double glazed window to front, radiator, feature fireplace with living flame fire and stone surround, coved ceiling, French doors opening through to:

Dining Room 9'7 x 7'0 (2.92m x 2.13m)

Stairs to first floor, coved ceiling, sliding patio doors opening to the rear, radiator.

Utility Room

Double glazed window to rear, tiled floor covering, plumbing and space for white goods, casement door to rear, coved ceiling, through to:

Conservatory 8'11 x 8'7 (2.72m x 2.62m)

Double glazed doors to rear garden.

Kitchen 10'6 x 7'9 (3.20m x 2.36m)

Double glazed window rear, fitted wall and base units, stainless steel 1 1/2 bowl sink with mixer tap and drainer unit, electric oven and hob, stainless steel extractor hood with lighting above, downlighters, integrated dishwasher,

casement door to side, large storage cupboard going back underneath the stairs.

First Floor:

Landing

Double glazed window to side, loft access, coved ceiling, doors to

Bedroom One 12'9 x 12'8 (3.89m x 3.86m)

Double glazed window to front, radiator, coved ceiling, fitted bedroom furniture, airing cupboard housing immersion tank.

Bedroom Two 10'7 x 8'10 (3.23m x 2.69m)

Double glazed window to front, radiator, coved ceiling.

Bedroom Three 8'1 x 7'4 (2.46m x 2.24m)

Double glazed window to rear, radiator, coved ceiling, built in cupboard going back over the stairs.

Shower Room/WC

Raised cubicle housing electric shower, wash basin inset with vanity unit, low level WC, chrome heated towel rail, mainly tiled wall finish, frosted double glazed window to rear.

Garage & Driveway

Block paved driveway providing off road parking leading to an attached garage with automated door, power and lighting.

Council Tax

Ashford Borough Council Tax Band: E

Tenure

Freehold.

Services

Mains water and electric.

Private drainage.

Oil fired heating.

