

**MARTINS
ESTATES**

SALES AND LETTINGS



**9 Juniper Close
Ashford, Kent TN23 3JY**

Offers In The Region Of £537,500

A beautifully presented six-bedroom detached house offering 2400 sq ft of accommodation on the popular Godinton park development offering very adaptable accommodation, including the potential for a separate annexe. The property benefits from an integral garage, a conservatory, an office, and a number of bedrooms and reception rooms with various uses. The property comprises an entrance hallway with a door to the garage, a door to the reception room, double doors to the rear garden and a door to the internal hallway giving access to all principal ground-floor accommodations. The ground floor has a dining room, lounge, study, reception room and fitted kitchen with a range of work surfaces to four walls with drawers and cupboards under and some eye level cupboards over integrated oven hob and extractor hood and space for a range of appliances. On the first floor are six bedrooms, a family bathroom shower room and en suite from the master bedroom. Viewing is recommended



Entrance Hallway

Door to:

Garage

Reception Room

16'1" x 12'1" (4.89m x 3.69m)

Double door, door to:

Kitchen/Breakfast Room

6'7" x 14'2" (2.00m x 4.33m)

Two windows to front.

Living Room

11'5" x 24'5" (3.48m x 7.44m)

Open plan to Office, door to:

Office

12'5" x 7'4" (3.78m x 2.23m)

Window to side.

Conservatory

Window to front, window to rear, two windows to side, double door, double door to:

Dining Room

9'5" x 9'11" (2.87m x 3.01m)

Box window to front.

Landing

Door to:

Bedroom

9'5" x 6'7" (2.87m x 2.00m)

Two windows to front, door to:

Bedroom

8'2" x 7'1" (2.49m x 2.16m)

Window to rear.

Bedroom

11'8" x 9'4" (3.55m x 2.85m)

Window to rear.

Bedroom

9'5" x 11'7" (2.87m x 3.52m)

Window to front.

Bedroom

13'8" x 11'9" (4.16m x 3.57m)

Window to front.

Master Bedroom

11'8" x 15'5" (3.55m x 4.71m)

Window to rear, two sliding doors, door to:

En-suite

Window to side.

Family Bathroom

Shower Room

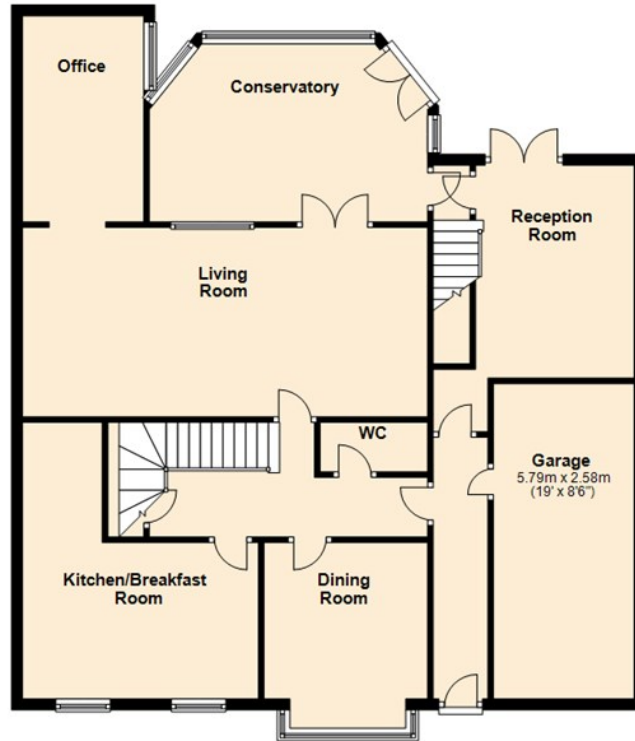
Window to side.



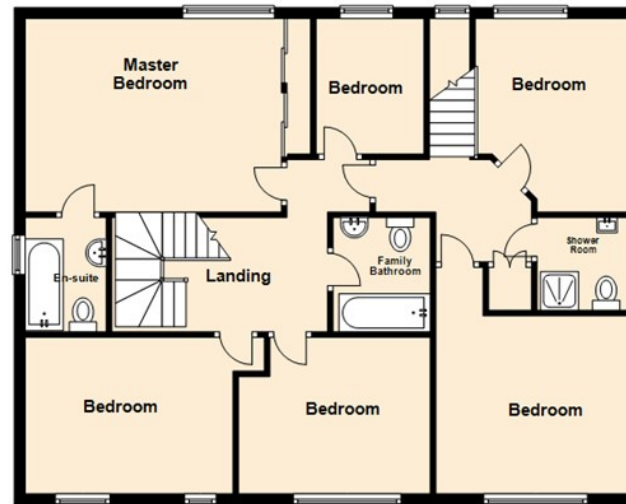




Ground Floor
Approx. 127.3 sq. metres (1369.7 sq. feet)



First Floor
Approx. 97.4 sq. metres (1048.3 sq. feet)



Total area: approx. 224.6 sq. metres (2418.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	83
(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		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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