GOULD HARRISON



Molloy Road Shadoxhurst, Ashford, Kent TN26 1HS





Introducing

Set in the charming village of Shadoxhurst, this immaculately presented detached family home in Molloy Road offers a perfect blend of modern living and village charm. Spanning an impressive 1,270 square feet, the property boasts four spacious bedrooms with built in wardrobes, making it ideal for families seeking comfort and space.

Upon entering, you will be greeted by an inviting hallway with Herringbone flooring and access to the ground floor WC. The heart of this residence is undoubtedly the extensively modernised kitchen and dining area, featuring stunning quartz worktops and high-quality fittings that create a bright welcoming atmosphere for both cooking and entertaining. The contemporary en suite bathroom and family bathroom have been thoughtfully designed to provide both style and functionality.

Externally, the property benefits from a block paved driveway providing ample off road parking leading to an integral garage with convenient utility area whilst to the rear is a pleasantly enclosed garden with a sunny aspect.

This peaceful village setting with wonderful countryside walks is under 5 miles south of Ashford town centre with its wide range of schools and leisure facilities. Ashford mainline station is only a 10 minute drive, perfect for those needing to commute.

At a Glance

Molloy Road, Shadoxhurst
Ashford, TN26 1HS

4 Bedrooms | 2 Bathrooms | 1 Reception Rooms

Offers In Excess Of

- MOST ATTRACTIVE DETACHED FAMILY HOME
- EXTENSIVELY MODERNISED THROUGHOUT
- FOUR BEDROOMS WITH BUILT IN WARDROBES
- CONTEMPORARY EN SUITE & FAMILY BATHROOM
- STUNNING 24FT FITTED KITCHEN/DINING SPACE
- QUIET CUL DE SAC POSITION
- SOUTHERLY FACING REAR GARDEN
- GARAGE & DRIVEWAY
- APPROXIMATELY 1,270 SQFT (SOURCE EPC)
- BEAUTIFUL COUNTRYSDE WALKS NEARBY









In Detail

Entrance Hall

Stairs to first floor with pull out storage beneath, radiator.

Sitting Room

Double glazed French doors opening to rear, radiator, coved ceiling.

Stunning Kitchen/Dining Room

Kitchen Area - Enjoying a dual aspect with most attractive fitted wall and base units under Quartz worktops with breakfast bar. Integrated induction hob with extractor over, twin electric ovens, ceramic sink, dishwasher, fridge/freezer.

Dining Area - Double glazed bi-folding doors opening to the rear garden, radiator, coved ceiling, downlighters.

Cloakroom

Low level WC, wall mounted hand basin with mixer tap, radiator, mainly tiled.

First Floor

Loft access, airing cupboard, doors to:

Bedroom One

Double glazed window to front, radiator, built in wardrobes, coved ceiling, door to:

En Suite

Frosted double glazed window to side. walk in cubicle housing mains shower with glazed screen and tiled surround, low level WC, vanity unit with wash basin inset and storage beneath, radiator, extractor fan, downlighters.

Bedroom Two

Double glazed window to front, radiator, built in wardrobes, coved ceiling.

Bedroom Three

Double glazed window to rear radiator, built in wardrobes, coved ceiling.

Bedroom Four

Double glazed window to rear radiator, built in wardrobes, coved ceiling.

Family Bathroom

Frosted double glazed window to rear. Contemporary fitted three piece bathroom suite, mainly tiled walls, heated towel rail, extractor fan, downlighters.

Rear Garden

Enjoying a sunny, southerly aspect, mainly laid to lawn with a large paved patio seating area, panelled enclosed fencing, outside lighting, cold water tap, side gated access.

Garage & Driveway

Block paved driveway providing off road parking leading to the garage with automated roller door.

Part of the garage has been altered to provide a convenient utility area with a personal door to side.

Tenure

Freehold.

Services

Mains water, electric and drainage.

Gas central heating. (LPG)

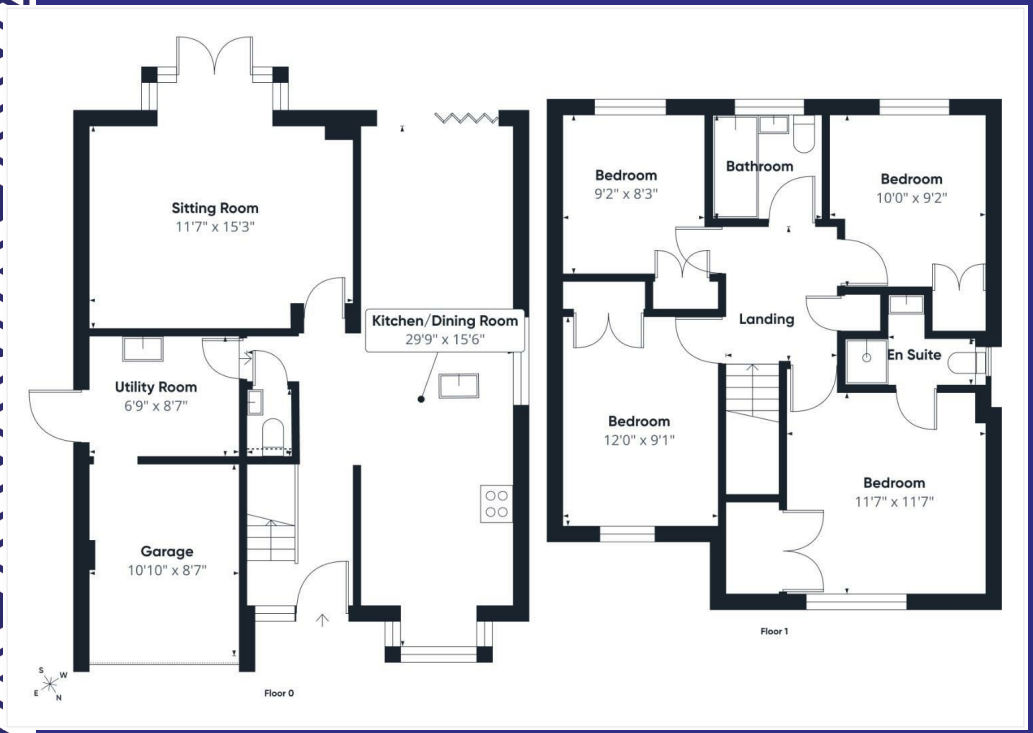
Council Tax

Ashford Borough Council Tax Band: F





Floorplan



GOULD HARRISON

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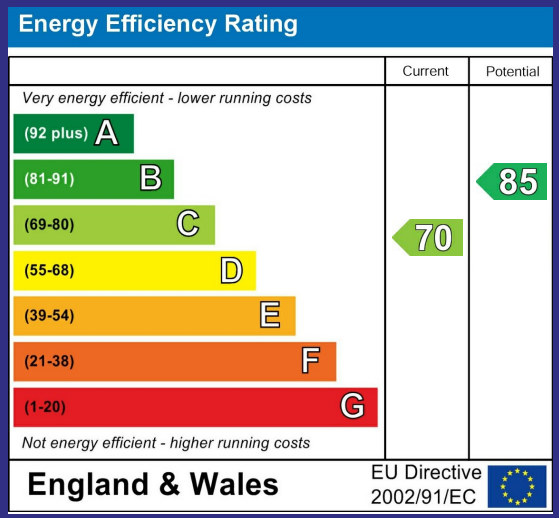
Key Information

Offers In Excess Of £500,000 Freehold

Local Authority | Ashford Borough Council

Council Tax Band | F

Energy Efficiency Band | C



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.