



## 8 Collie Drive, Kingsnorth

In Excess of £400,000

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## 8 Collie Drive

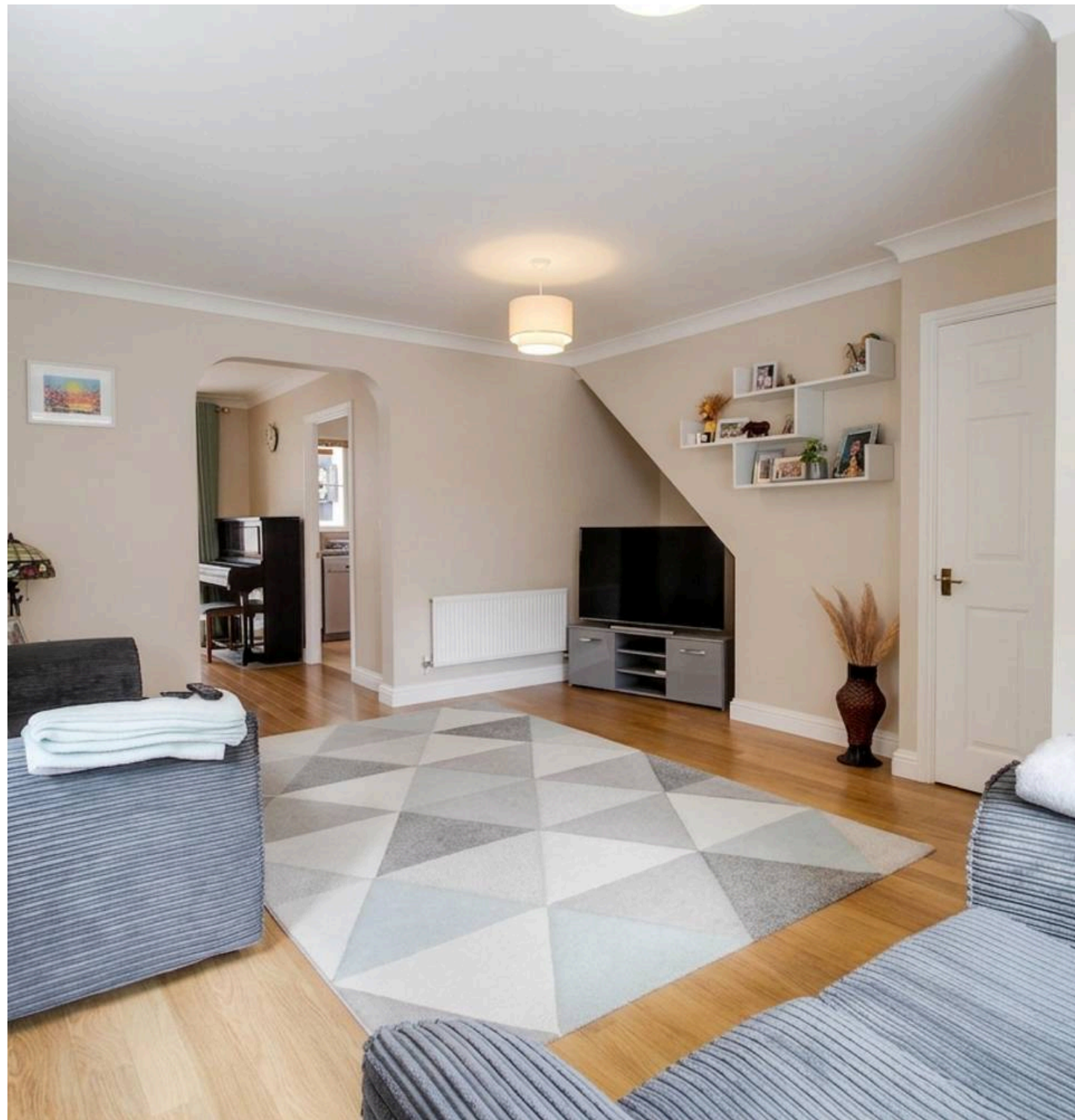
Kingsnorth, Ashford

Beautifully presented detached home in a popular Kingsnorth location, offering three bedrooms, en-suite to the principal bedroom, conservatory, utility room, driveway parking and a stunning landscaped garden with additional woodland within the property boundary.

Council Tax band: D

Tenure: Freehold

- Beautifully presented three-bedroom detached family home
- Sought-after residential location on Collie Drive, Kingsnorth
- Generous double-aspect lounge with excellent natural light
- Separate dining room and adjoining fitted kitchen
- Conservatory providing additional reception and entertaining space
- Utility area created through a part garage conversion
- Principal bedroom with en-suite shower room and built-in wardrobe
- Family bathroom and ground floor cloakroom
- Driveway parking for several vehicles plus useful garage storage
- Landscaped split-level rear garden with additional woodland within the title boundary



### Hallway

Door to the front, window to the side, stairs to the first floor, radiator and wood flooring.

### Cloakroom

Window to the front, WC, wash basin, radiator and wood flooring.

### Lounge

16' 0" x 13' 0" (4.87m x 3.96m)

Dual aspect with windows to the front and side, radiators and wood flooring. Open to the Dining Room

### Dining Room

10' 9" x 8' 8" (3.28m x 2.63m)

Sliding patio doors to the conservatory, radiator and wood flooring.

### Kitchen

10' 9" x 7' 1" (3.28m x 2.17m)

Window looking into the conservatory, radiator, tiled splashback and tiled floor. Kitchen comprising a range of fitted units to the wall and floor with worksurfaces over, inset 1.5 bowl sink/drain, space for freestanding electric cooker with extractor hood above, plumbing and space for dishwasher, space for free-standing fridge/freezer.

### Conservatory

15' 6" x 9' 9" (4.72m x 2.98m)

Windows to the rear overlooking the garden with doors leading out, door to utility room, electric wall heater and fitted carpet.

### Utility Room

8' 7" x 8' 5" (2.61m x 2.56m)

Door leading to the garden, door into (part converted) garage, wall and floor units with worksurface over, inset sink/drain, plumbing and space for washing machine and tumble dryer, radiator and laminate wood flooring.





### **Landing**

Window to the side, doors to each room, airing cupboard housing hot water cylinder, loft access and carpet fitted to the stairs and landing.

### **Bedroom 1**

10' 4" x 10' 0" (3.14m x 3.04m)

Window to the rear, built-in wardrobe, radiator and fitted carpet.

### **En-suite**

Window to the side, shower enclosure with thermostatic shower, WC, wash basin, towel radiator, extractor fan, part wall tiling and vinyl flooring.

### **Bedroom 2**

10' 5" x 8' 5" (3.17m x 2.57m)

Window to the front, radiator and fitted carpet.

### **Bedroom 3**

8' 6" x 7' 4" (2.60m x 2.23m)

Window to the front, radiator and fitted carpet.

### **Bathroom**

Window to the rear, bath with mixer tap and hand shower attachment, WC, wash basin, extractor fan, radiator, part wall tiling and vinyl flooring.

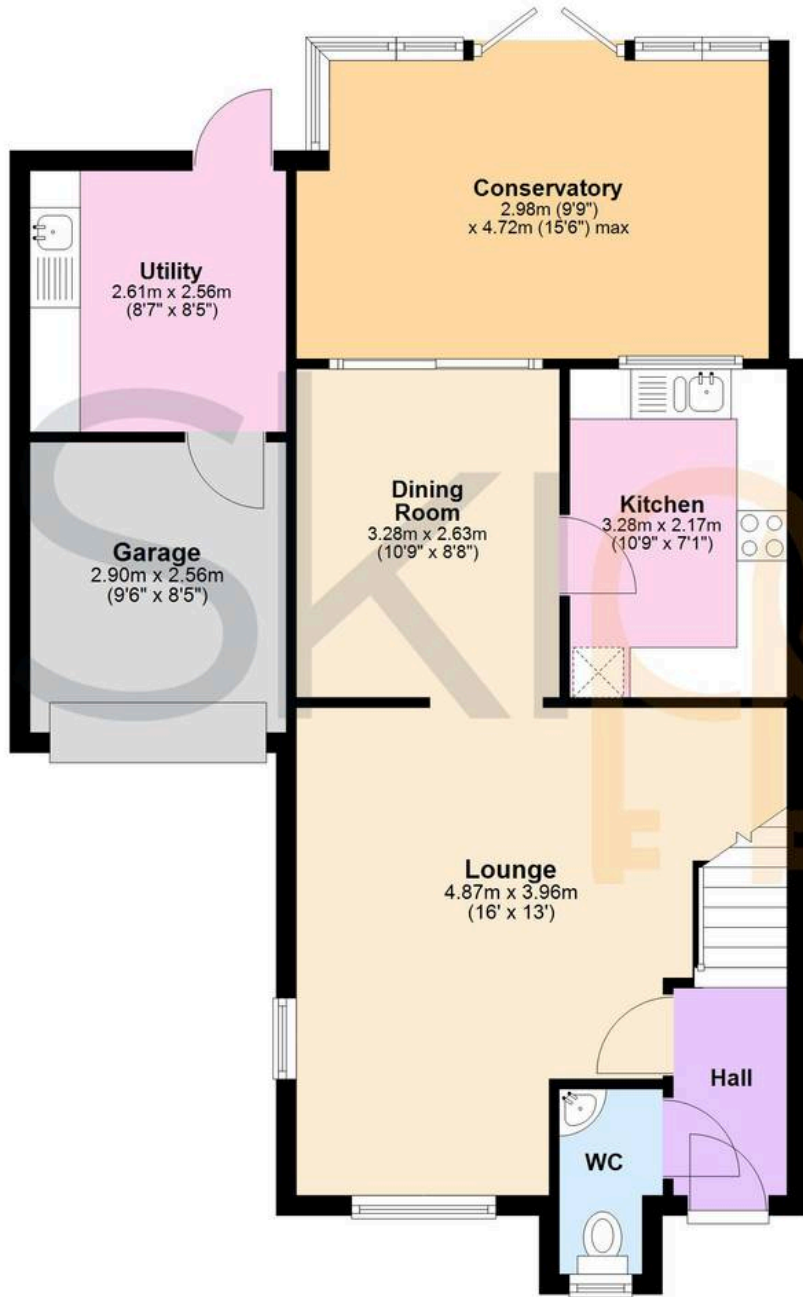






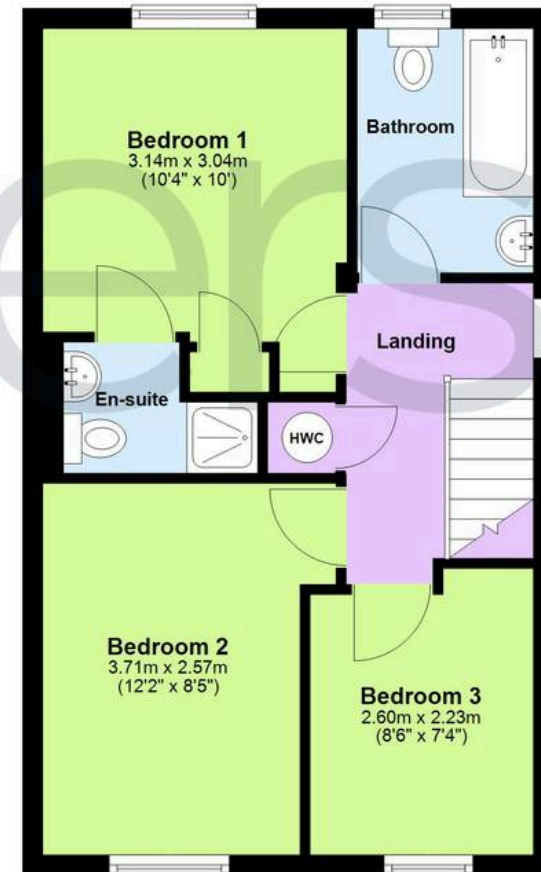
## Ground Floor

Approx. 70.2 sq. metres (755.2 sq. feet)



## First Floor

Approx. 40.4 sq. metres (435.1 sq. feet)



Total area: approx. 110.6 sq. metres (1190.3 sq. feet)



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The logo for Skippers Estate Agents, featuring the word "Skippers" in a white, sans-serif font. The letter "i" is replaced by a stylized orange key icon. The logo is set against a dark blue background.

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