



36 Kestrel Close, Kingsnorth
£575,000

Skippers

36 Kestrel Close

Kingsnorth, Ashford

Enjoying a tucked-away position within the ever-popular Park Farm development, this substantial five-bedroom detached home offers outstanding versatility across three floors, perfectly suited to growing families, multi-generational living or families coming together under one roof. With generous reception space, a dedicated home study and flexible bedroom arrangements, the layout easily adapts to modern lifestyles, whether working from home, hosting extended family or planning for future growth. A rare and highly prized feature for the area is the extensive off-road parking, comfortably accommodating up to five vehicles, alongside a double garage and a private, mature rear garden.

Council Tax band: F

Tenure: Freehold

- Substantial five-bedroom detached family home
- Flexible accommodation arranged over three floors
- Ideal for growing or multi-generational families
- Dedicated home study, perfect for remote working
- Spacious living room and separate dining room
- Modern kitchen/breakfast room with utility room
- Main bedroom with en-suite plus additional dressing room
- Generous rear garden with mature planting and privacy
- Rare off-road parking for up to five vehicles
- Double garage and tucked-away position with woodland outlook



Hallway

Part glazed composite door to the front, stairs leading to the first-floor with under-stairs storage cupboard, doors to each room, radiator, alarm panel and laminate wood flooring.

Cloakroom

Window to the front, WC, wash basin with storage below, towel radiator and vinyl flooring.

Living Room

11' 9" x 19' 0" (3.59m x 5.80m)

Window to the front, two radiators and fitted carpet. Doors leading to the Dining Room.

Dining Room

11' 9" x 12' 0" (3.59m x 3.67m)

Windows to the rear and doors leading out to the garden, radiators and laminate wood flooring.

Kitchen/Breakfast Room

12' 2" x 18' 3" (3.71m x 5.55m)

Window to the rear and doors leading out to the garden, door to utility room, radiator and vinyl flooring. Kitchen comprising a modern design with matching wall and base units with Quartz work-surfaces, under-slung sink, built-in appliances including an eye-level oven, microwave, 4-zone induction hob, extractor hood, dishwasher and full-height fridge.

Utility Room

Door to the garden, door to garage, matching wall and base units with Quartz work surfaces over, plumbing and space for a washing machine, built-in full-height freezer, radiator vinyl flooring.

First Floor Landing

Doors to each room, stairs leading to the second floor, large airing cupboard housing hot water cylinder, radiator and fitted carpet to the stairs and landing.

Bedroom 1

12' 10" x 13' 3" (3.92m x 4.05m)

Windows to the front, built-in wardrobes, radiator and fitted carpet.

En-suite

Window to the front, square shower enclosure with thermostatic digital shower and tiled walls, WC, wash basin with vanity and storage below, extractor, towel radiator and vinyl flooring.





En-suite

Window to the front, square shower enclosure with thermostatic digital shower and tiled walls, WC, wash basin with vanity and storage below, extractor, towel radiator and vinyl flooring.

Bedroom 2

11' 7" x 12' 1" (3.54m x 3.69m)

Window to the rear, fitted bedroom furniture including wardrobes, dressing table and bedside cabinets, radiator and fitted carpet.

Bedroom 3

12' 8" x 15' 4" (3.86m x 4.68m)

Window to the front, fitted bedroom furniture including wardrobes, dressing table and bedside cabinet, radiator and fitted carpet.

Bedroom 5/Dressing Room

8' 9" x 12' 8" (2.66m x 3.86m)

Window to the rear, range of fitted wardrobes and shelving, radiator and fitted carpet.

Bathroom

Window to the rear, 'P' shaped bath with mixer taps, thermostatic digital Aqualisia shower and glass shower screen, WC, wash basin with storage below, extractor, towel radiator, part wall tiling and vinyl flooring.

Second Floor Landing

Doors to both rooms, roof window, loft access and fitted carpet to the stairs and landing.

Bedroom 4

8' 8" x 11' 11" (2.64m x 3.62m)

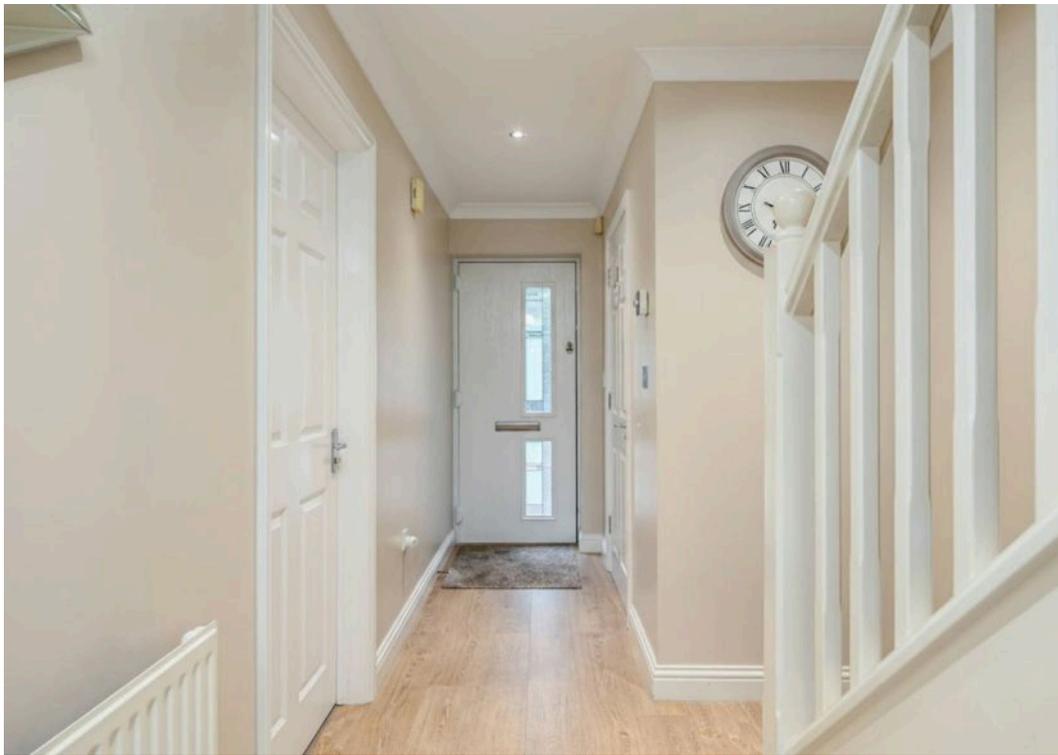
Roof windows to the rear, eaves access, radiator and fitted carpet.

Study

8' 7" x 11' 0" (2.62m x 3.35m)

Roof window to the rear, eaves access, radiator and fitted carpet.



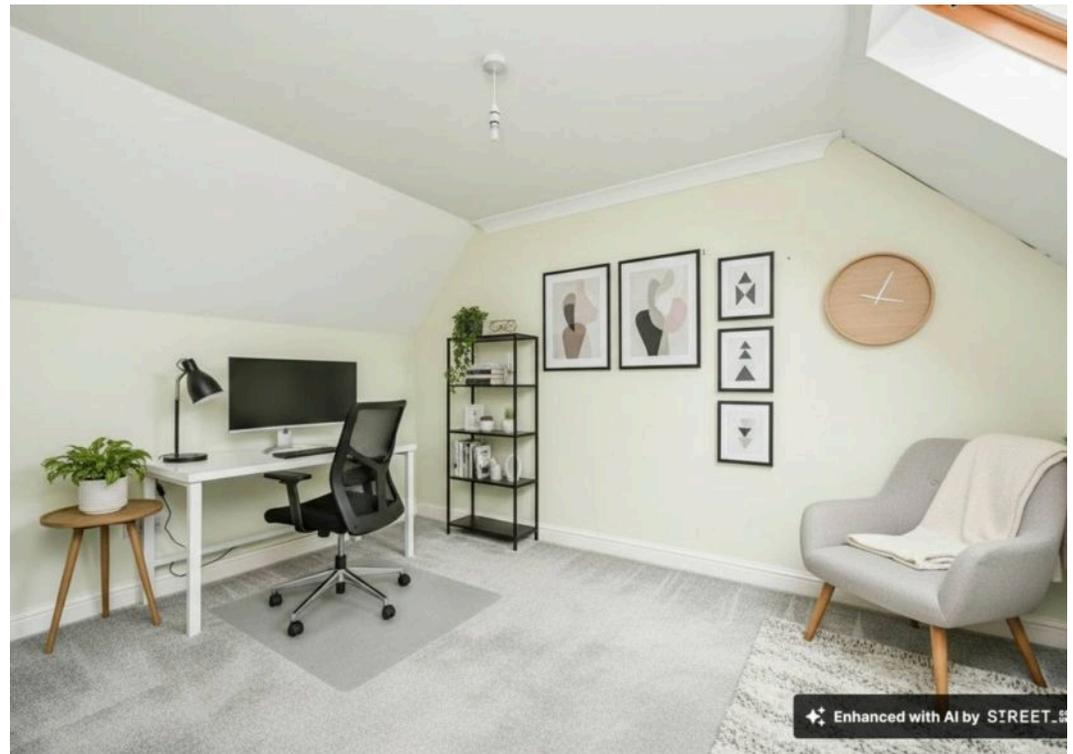




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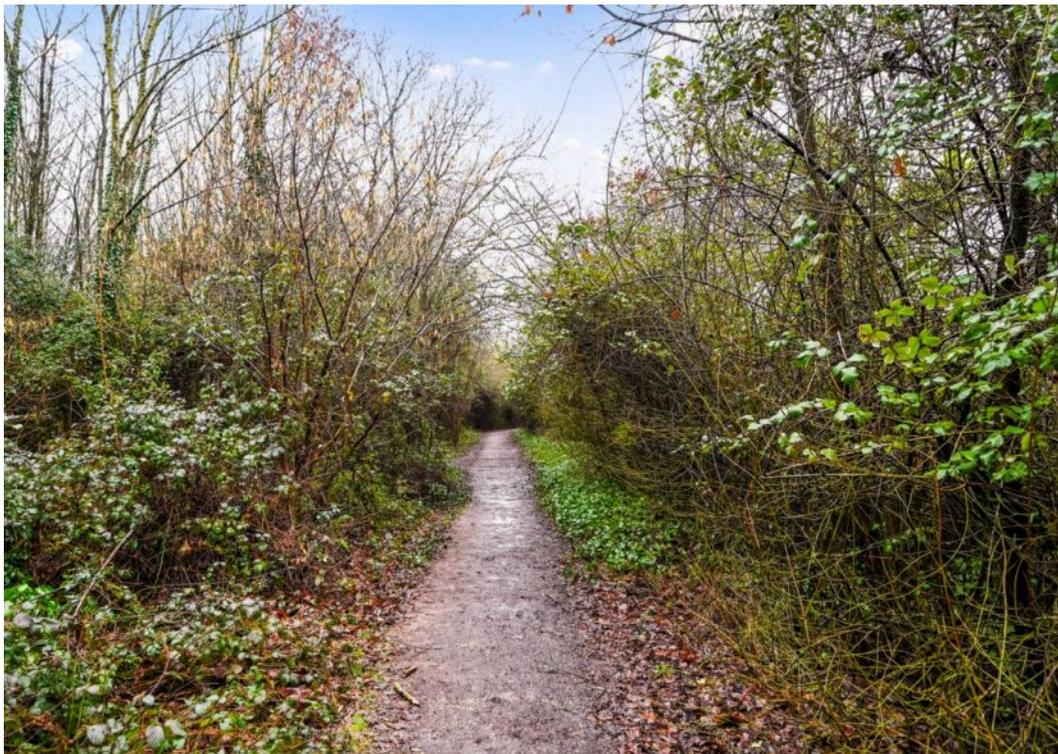


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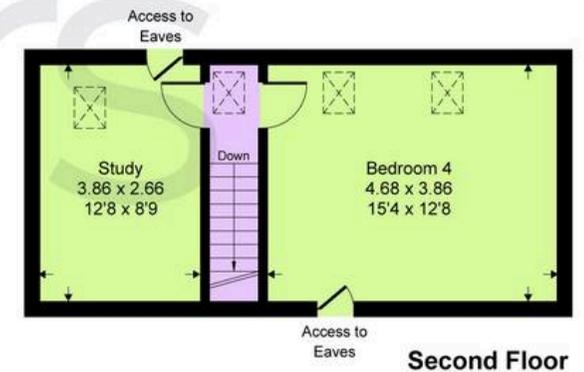
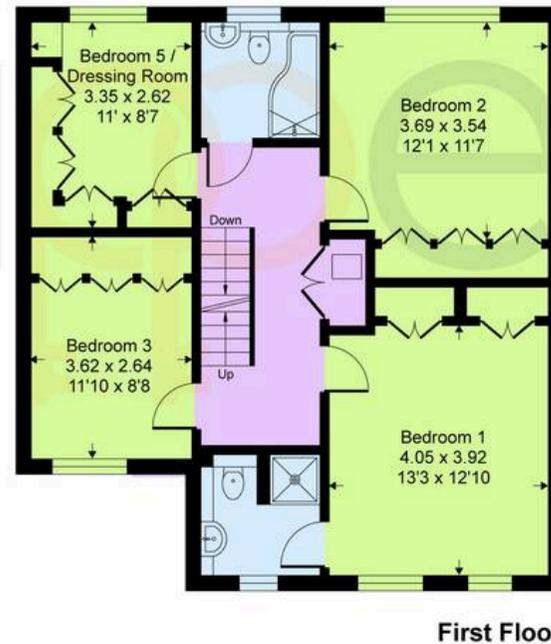
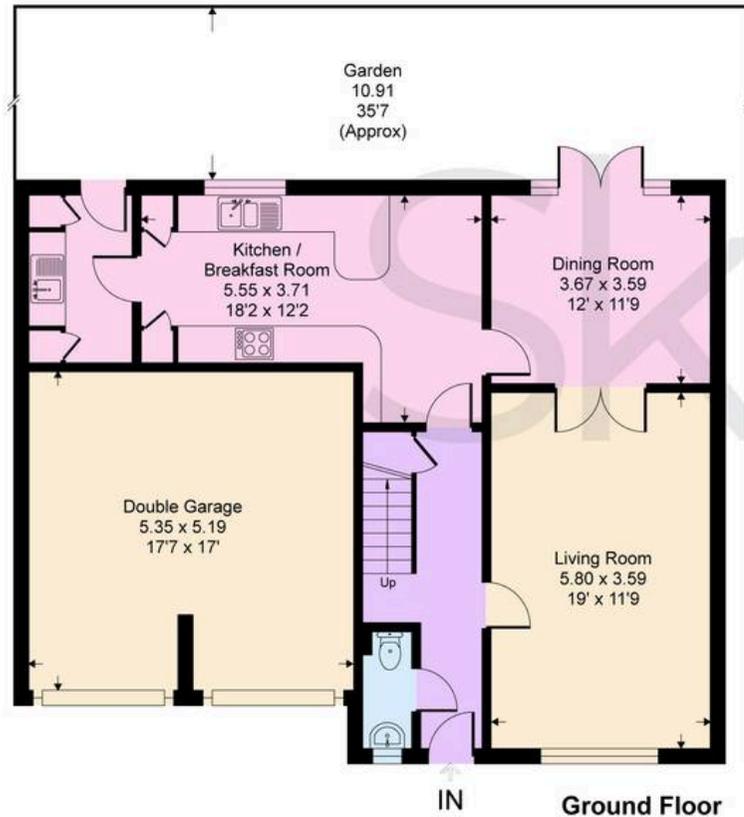
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Kestrel Close, TN23

Approximate Gross Internal Area = 170 sq m / 1830 sq ft
Approximate Garage Internal Area = 27.5 sq m / 297 sq ft
Approximate Total Internal Area = 1975 sq m / 2127 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.



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