



Main Road Sellindge TN25 6JX

- Modern Detached Family Home
 - Spacious Kitchen/Diner
- Family Bathroom & En Suite Shower Room
 - Garage & Large Workshop
 - Adjacent To Park & Duckpond
- Four/Five Bedrooms
- Two Reception Rooms
- Rear Garden & Patio
- Off-Road Parking For Three Cars
- Remainder Of NHBC Warranty

Offers In Excess Of £475,000 Freehold





Mapps Estates are delighted to bring to the market this immaculately presented four/five bedroom stylish family home located on this modern Taylor Wimpey development adjacent to an attractive park and duckpond. The accommodation is spacious and well-proportioned throughout, the ground floor comprising a welcoming reception hall, cloakroom, a dual aspect living room with French doors to the rear garden, a contemporary kitchen/diner, and a further reception room which could be used as a separate family room, home office or an additional bedroom if required. Upstairs you will find the generous master suite with fitted wardrobes and en suite shower room, three further bedrooms and a family bathroom. The property also boasts a brick block driveway providing off-road parking for three cars and access to the garage. To the rear is a paved patio and garden, with a useful large workshop. An early viewing comes highly recommended.

Located on a modern development in the heart of the village of Sellindge with convenience stores, a primary school and doctors' surgery within walking distance, and the market town of Ashford under twenty minutes away by car, the town having a wide array of shopping facilities as well as Ashford International train station which offers high speed rail services to London St Pancras taking less than forty minutes. The pretty Cinque Port Town of Hythe is only a short car ride away and offers a good selection of independent shops together with Waitrose, Sainsbury's and Aldi stores. The historic Royal Military Canal runs through the centre of the town offering many walking and recreational facilities, as does Hythe's unspoilt seafront promenade. Secondary schooling is available in nearby Saltwood with both boys' and girls' grammar schools being available in Folkestone and Ashford. The area is also well serviced by golf courses including The Hythe Imperial, Sene Valley and Etchinghill. The M20 Motorway, Channel Tunnel Terminal, and Port of Dover are all easily accessed by car. Canterbury City centre is also approximately 30 minutes away by car and offers cultural facilities including the Cathedral and Marlowe Theatre.

Ground Floor:

Front Entrance

With pitched roof canopy over, composite entrance door with inset frosted double glazed panels and outdoor wall light to side.

Reception Hall 14'10 x 11'2 (max points)

With front aspect UPVC double glazed window looking onto park, rear aspect UPVC double glazed window looking onto garden, stairs to first floor with understairs cupboard and storage space, further understairs store cupboard with consumer unit, heating control panel, high quality wood effect vinyl flooring, radiator.

Cloakroom

With UPVC frosted double glazed window, WC, pedestal wash hand basin with mixer tap and tiled splashback over, recessed downlighters, extractor fan, high quality wood effect vinyl flooring.

Living Room 14'11 x 14'8

With two front aspect UPVC double glazed windows looking towards park, rear aspect UPVC double glazed windows and French doors opening to patio and garden, heating control panel, two radiators.

Family Room 11'1 x 9'11

A versatile room which could be used either as a second reception room, home office or a fifth bedroom if required, with side and front aspect UPVC double glazed windows looking towards park, high quality wood effect vinyl flooring, radiator.

Kitchen/Diner 22'4 x 11'3

With high quality wood effect vinyl flooring throughout, dining area with side aspect UPVC double glazed window and French doors opening to patio and garden, radiator, modern fitted kitchen with dual aspect UPVC double glazed windows, range of light grey store cupboards and drawers, roll top work surfaces with matching upstands and lighting over, inset one and a half bowl sink/drainer with mixer tap over, inset Zanussi four ring induction hob with brushed stainless steel splashback and pull-out extractor over, fitted high level Zanussi microwave oven with matching fan-assisted oven under, space and plumbing for washing machine and dishwasher, space for fridge/freezer, matching breakfast bar unit with store cupboards under, cupboard housing wall-mounted Ideal gas-fired boiler, recessed downlighters, radiator.

First Floor:



Landing

With rear aspect UPVC double glazed window looking onto garden, built-in airing cupboard housing pressurised hot water cylinder with fitted shelving over, radiator.

Master Suite 19'10 x 11'2 comprising:

Bedroom

With dual aspect UPVC double glazed windows, large fitted floor to ceiling triple wardrobe with sliding doors, radiator, door to en suite shower room.

En Suite Shower Room

With UPVC frosted double glazed window, good-sized shower cubicle with bi-fold shower screen, wall-hung wash hand basin with mixer tap and large fitted mirror over, WC, recessed downlighters, extractor fan, fully tiled walls and floor, radiator.

Bedroom 14'11 x 12'2

With front aspect UPVC double glazed window with view across park and rear aspect window looking onto garden, radiator.

Bedroom 11' x 10'

With front aspect UPVC double glazed window with view across park and further window to side, loft hatch, radiator.

Bedroom 11'4 x 8'7

With front aspect UPVC double glazed window with view across park, recessed built-in shelved store cupboard, fitted floor to ceiling triple wardrobe with sliding doors, radiator.

Family Bathroom

With UPVC frosted double glazed window, panelled bath with mixer tap, shower and shower screen over, wall-hung wash hand basin with mixer tap over, large fitted mirror, WC, recessed downlighters, extractor fan, fully tiled walls and floor, chrome effect heated towel rail.

Outside:

The property enjoys a brick block paved driveway to one side providing off-road parking for three cars and access to the garage. Single and double side gates access the rear garden from the driveway. The garden has been mostly laid to lawn with flower/shrub borders and a paved patio accessed



by the French doors from both the living room and kitchen/diner. There is an outdoor wall light and tap. Paved pathways lead to a garden shed, a back gate and a large timber outbuilding/workshop (measuring 15'5 x 9'5 internally, double doors and windows, power and light). There is also a personal door to the side of the garage and a further shed to the rear of the garage.

Garage 19'6 x 9'5

With up and over door, personal door to side opening to rear garden, power and light.

Maintenance Charge:

The maintenance charge for the development comes to £394.34 per annum.





Local Authority Folkestone & Hythe District Council
 Council Tax Band F
 EPC Rating C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	77	
(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	

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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.