

Bluebell Close, Park Farm, Ashford **Offers Over £400,000**



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Bluebell Close, Kingsnorth, Ashford, TN23 3NG



Situated in the ever-popular Park Farm development in Park Farm is this sympathetically extended & improved, three-bedroom linked-detached home offers spacious, modern living perfectly suited to families and commuters alike.

The ground floor has been thoughtfully enhanced to create a stunning open-plan kitchen/dining space, forming the true heart of the home. The rear extension features impressive bi-folding doors that open seamlessly onto a beautifully landscaped rear garden—ideal for entertaining or simply enjoying indoor-outdoor living. The extension provides additional flexibility, while the generous living room to the front offers a more formal retreat. Practicality is equally well catered for, with a separate utility room and a cleverly converted garage providing valuable additional space—perfect for a home office, gym, or playroom.



Upstairs, the property boasts three well-proportioned bedrooms, including a principal bedroom with its own en-suite shower room. A modern family bathroom serves the remaining bedrooms, all accessed from a central landing with useful storage. Both bedrooms 2 & 3 are ample in floor size. Making this a great home for a growing family.

Externally, the rear garden has been thoughtfully landscaped to create an attractive and low-maintenance outdoor space, ideal for both relaxing and entertaining. Simply leave the bi-folding doors ajar and entertain your friends and family in this truly stunning space, boasting a beautiful pergola, side access - What more would you want? Other features to note are Solar PV Panels & EV Charging port for E-Cars.

The location is a real highlight, positioned to the rear of two highly regarded primary schools and within easy reach of a Tesco supermarket. Excellent transport links are close by, with convenient access to the M20 motorway making commuting straightforward.



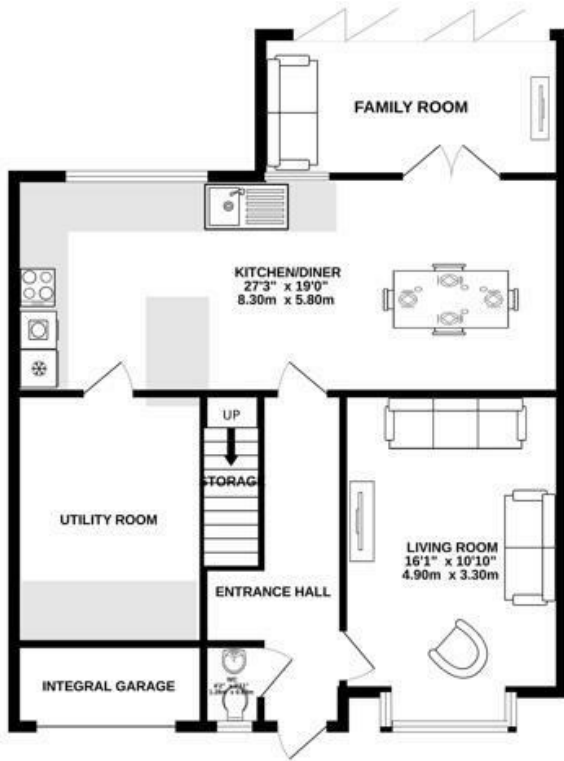
A fantastic opportunity to acquire a stylish, extended family home in a sought-after location—this property truly ticks all the boxes.

- Sympathetically extended three-bedroom detached family home
- Separate family room plus a spacious front living room
- Principal bedroom with modern en-suite shower room
- EPC Rating: B (91) - Council Tax Band: E
- Stunning open-plan kitchen/dining space with rear extension
- Converted garage offering flexible additional living space (ideal office/gym/playroom)
- Contemporary family bathroom serving remaining bedrooms
- Bi-folding doors opening onto a beautifully landscaped rear garden
- Separate utility room for added practicality
- Prime Park Farm location close to two primary schools, Tesco supermarket, and excellent M20 motorway access

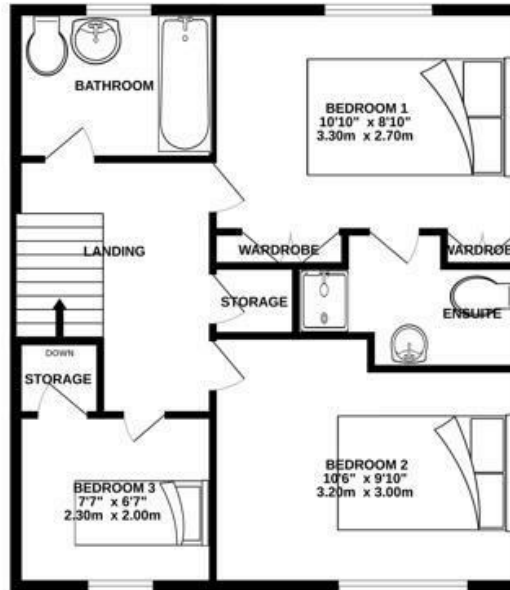




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewings

Please contact ashford@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

