Grasshopper Drive, Conningbrook Lakes

Asking price: Guide Price £450,000

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Guide price: £450,000 - £500,000. Nestled in the picturesque setting of Conningbrook Lakes, Ashford, this stunning four-bedroom detached family home on Grasshopper Drive is a true gem. Built in 2021, the property spans an impressive square footage, providing ample space for family living.

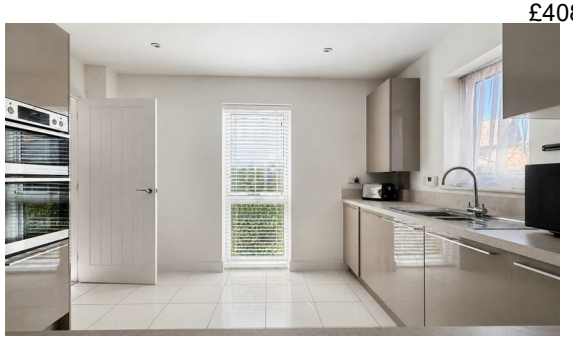
As you enter, you are greeted by two spacious reception rooms that offer versatility for relaxation and entertainment. The modern kitchen features a charming breakfast bar and patio doors that lead to the garden, creating a seamless connection between indoor and outdoor living. The large dual-aspect lounge is perfect for family gatherings, ensuring everyone has room to unwind comfortably.

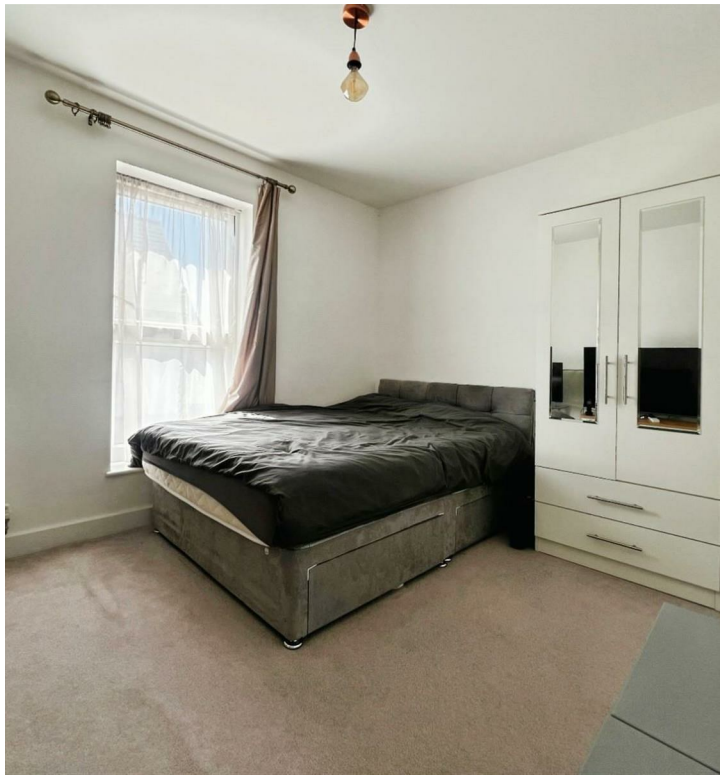
Upstairs, you will find four well-proportioned bedrooms, two of which come with en-suite shower rooms, providing convenience and privacy for family members or guests. The modern family bathroom caters to the remaining bedrooms, while the fourth bedroom is ideally suited for use as a study or home office, accommodating the needs of today's lifestyle.

Externally, the property boasts a good-sized garden, perfect for outdoor activities and relaxation. Additionally, there is rear off-street parking available in the shared car-port, adding to the convenience of this lovely home.

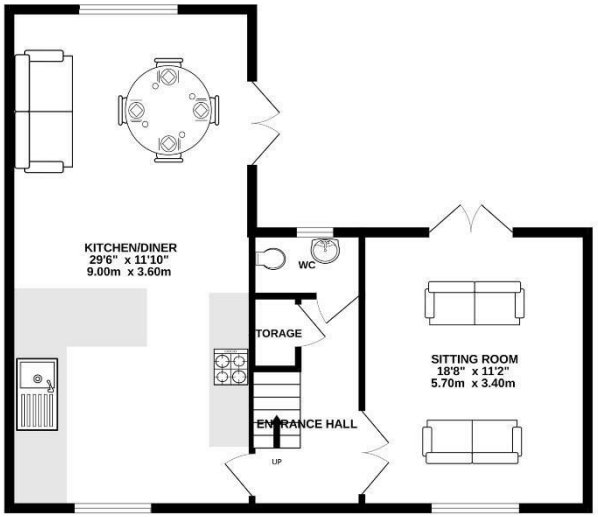
With charming walks right on your doorstep and a welcoming community, this property is not just a house; it is a wonderful place to call home. Don't miss the opportunity to experience the lifestyle that Conningbrook Lakes has to offer.

- Four Bedroom, Detached Modern Family Home
- Situated within the well regarded 'Conningbrook Lakes' Estate
- Large open-plan kitchen/diner with breakfast island & patio doors
- Modern family bathroom & Ground floor W/C
- EPC Rating: B (81) - Council Tax Band: D - Estate management fee: £408.00pa (TBV)
- Marketed with no-onward chain complications!
- Offering 2 generous reception rooms on the ground floor
- 4 Generous bedrooms, 2 of which boast en-suite shower rooms.
- Good size, sunny rear garden with rear access & car-port parking with gates
- Remainder of Premier House-Builder Guarantee

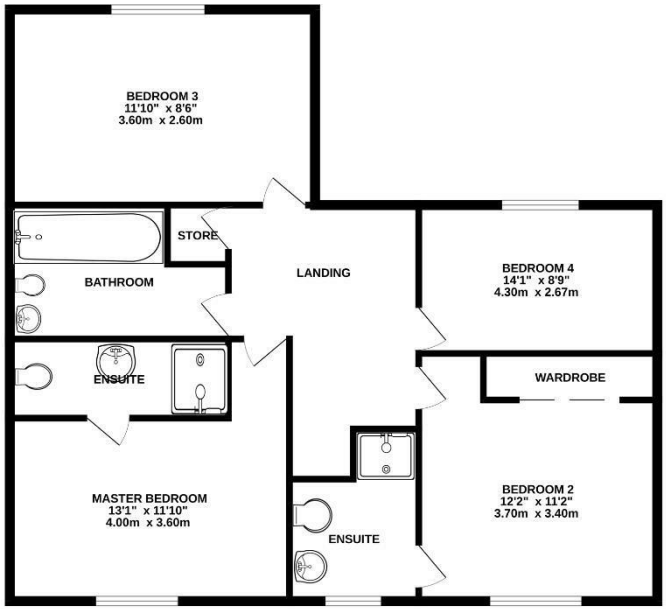




GROUND FLOOR



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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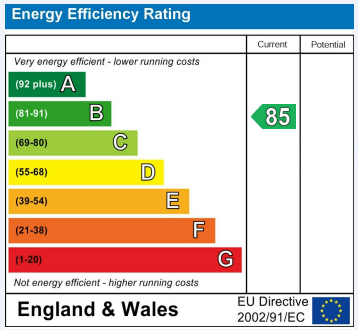
ENERGY PERFORMANCE CERTIFICATE

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.



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.

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.

The Property Ombudsman

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