

Warner Gray



2 Goodsall Road,
Tenterden, Kent TN30 7DX

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Guide Price : £600,000

This handsome and beautifully presented four-bedroom semi-detached home has a stunning landscaped garden, parking and car port, and enjoys a prime residential location within easy reach of the town centre.

Built around seven years ago, the property effortlessly blends contemporary living with a classic traditional façade and has been the subject of further enhancement by the current vendors creating an immaculate family home.

These improvements include the installation of Karndean flooring, an upgraded kitchen featuring high-spec appliances and both the bathroom and shower rooms are fitted with modern suites, all complemented by stylish, light décor and high ceilings that enhance the sense of space and brightness.

The wonderful landscaped garden is of special note, providing a true retreat from modern life featuring a large paved terrace with an outdoor kitchen, raised flower beds and garden furniture offering a perfect place for alfresco dining and to relax entertaining family and friends. Driveway parking to one side with attached car port for a single car.

- Beautifully presented four-bedroom semi-detached home in a prime residential location
- Built seven years ago, combining modern interiors with a traditional exterior façade.
- Enhanced with Karndean flooring and upgraded kitchen & bath / shower rooms.
- Light, stylish décor and high ceilings creating space and brightness.
- Immaculately maintained and ideal for modern family living.
- Standout landscaped garden offering a private and peaceful retreat.
- Garden includes a large paved terrace, outdoor kitchen/ barbeque and raised flower beds.
- Ideal for alfresco dining and entertaining, with quality garden furniture included
- Viewing is highly recommended to appreciate this property both inside and out.

SITUATION: This property enjoys a most convenient location just a short walk from the picturesque High Street with its comprehensive range of shopping facilities and amenities. It also benefits from being close to beautiful open countryside where there are many good walks to enjoy. There are a number of active clubs and societies in the town catering for all ages and a variety of educational opportunities, all of which are within walking distance of this property. It is also within the catchment for the Ashford Grammar Schools. Headcorn Station offers services to London taking about an hour and Ashford International has the high-speed service to London St Pancras (a journey time of about 37 minutes). Tenterden is also served by several bus routes to the surrounding towns and villages.

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The accommodation comprises the following with approximate dimensions :

The front door opens into a long, airy **HALLWAY** with stairs to the first floor. A large built-in under stairs cupboard provides plenty of storage for cloaks, boots and household items. Doors from the hall lead to the kitchen / dining room, cloakroom and sitting room.

SITTING ROOM 17'1 x 11'7. This lovely room with its large square bay to the front is the perfect space for daytime and evening relaxation. It also provides fitted cupboards providing good storage and space for media equipment.

CLOAKROOM A generous cloakroom with back to wall concealed cistern WC and wash basin with mixer tap.

KITCHEN / DINING ROOM 18'6 x 11'6. With its high-spec kitchen and space for a large table and chairs, this room is the perfect place to cook, eat and entertain. A stylish range of shaker-style base units, drawers and wall mounted cupboards create a clean, modern look with ample work surface space incorporating one and a half sink unit with mixer tap. Premium appliances include two built-in AEG ovens, a gas hob with overhead extractor and integrated dishwasher, French doors at one end of the room open out to the patio and garden.

UTILITY ROOM A useful space with wall and base storage units, sink with drainer and integrated washing machine. An door gives access to the side of the house and the car port.

FIRST FLOOR LANDING from which the bedrooms and family bathroom are accessed. Large over stairs cupboard. Loft access.

BEDROOM 1 14' (into bay) x 11'4. The principal bedroom, with its sliding mirrored door wardrobes and contemporary en-suite shower room, is a tranquil place to sleep and relax. Bay window to the front. Door to : **EN-SUITE** Contemporary suite comprising walk-in shower, wash basin with mixer tap, back to wall concealed cistern WC and heated towel rail

BEDROOM 2 11'8 x 11'4 (into recess). A double bedroom with window to rear overlooking garden and large built-in cupboard.

BEDROOM 3 11'2 x 8'3. . A good size third bedroom with window to the rear.

BEDROOM 4 / STUDY 7'11 x 6'11. Currently set up as a study, this bedroom would also make an ideal nursery bedroom or home office. Window to the front.

BATHROOM A modern bathroom suite comprising panelled bath with mixer tap and hand held shower attachment and shower screen, wash basin with mixer tap; and back to wall

WC. Room for free standing storage. Tiled floor and part tiled walls.

OUTSIDE To the front of the property is a small area of garden with railings and pathway to front door. Drive to the side with parking space for a car and an attached **CAR PORT** 15'3 x 8'9 with parking for one car..

The south-facing rear garden is a standout feature, offering both seclusion and privacy. Expertly designed, it boasts a beautifully landscaped setting with a paved terrace - an ideal space for relaxation with plenty of room for outdoor furniture. Perfect for alfresco dining, the garden also features an outdoor kitchen with built-in barbeque, making it a superb space for entertaining guests and hosting summer barbeques. An additional built-in seating area at the rear adds to the appeal along with a useful garden store. For year-round enjoyment, a luxury hot tub and outdoor television are positioned to one side, available by separate negotiation.

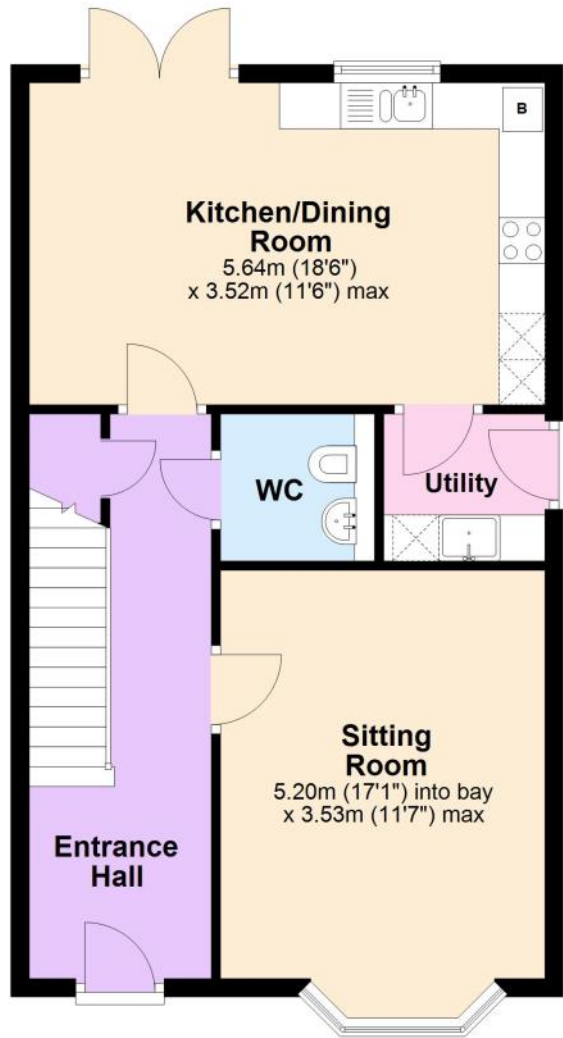
SERVICES Mains: water, electricity, gas and drainage. EPC Rating: B. Local Authority: Ashford Borough Council. what3words: /// that.teach.disengage

Please note there is annual maintenance charge of about £200.00 which covers the upkeep of all the communal areas.



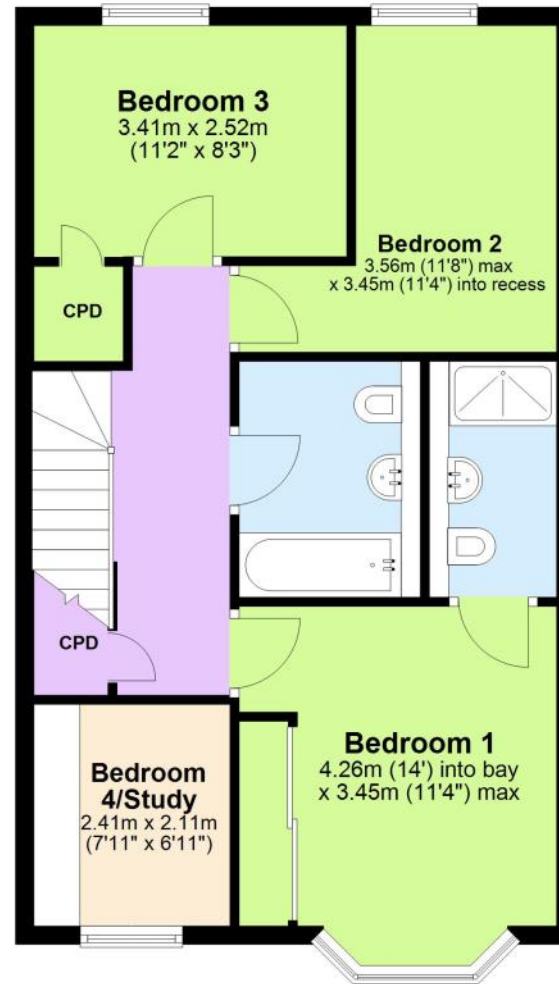
Ground Floor

Approx. 55.0 sq. metres (591.7 sq. feet)



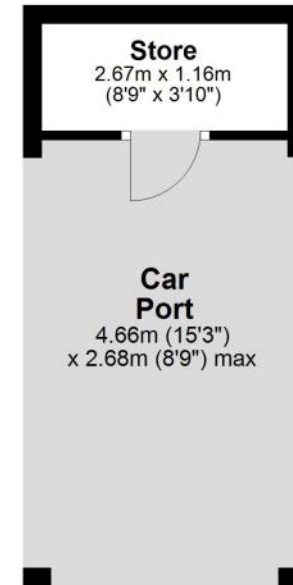
First Floor

Approx. 55.9 sq. metres (601.9 sq. feet)



Car Port

Approx. 15.9 sq. metres (170.8 sq. feet)



Total area: approx. 126.7 sq. metres (1364.3 sq. feet)

All measurements are approximate. These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of WarnerGray, their clients and any joint agents have any authority to make any representation of warranty whatsoever in relation to the property. Photographs are reproduced for general information only and do not imply that any item is included for sale with the property. WarnerGray advises purchasers to satisfy themselves by inspection of the property. It should not be assumed that the property has all the necessary planning, building regulations or other consents regarding alterations.



