



42 Lancaster Close, Hamstreet

Guide Price **£600,000**

Skippers

42 Lancaster Close

Hamstreet, Ashford

A beautifully modernised four-bedroom detached home in Hamstreet, offering approx 1900sqft of stylish, spacious living. Overlooking a central green, with a 20ft kitchen, two en-suites, walled garden and driveway parking, it perfectly balances family comfort with village living.

Council Tax band: F

Tenure: Freehold

- Four-bedroom detached home (approx. 1,894 sqft)
- Located in popular village of Hamstreet overlooking central green within the development
- Impressive 20ft kitchen/breakfast room with integrated appliances
- Carefully modernised and well-presented throughout
- Two en-suite bedrooms plus family bathroom
- Built-in wardrobes to all bedrooms
- Utility room and ground floor cloakroom
- Walled garden with patio and lawned areas
- Driveway parking and part-converted garage with storage



Hallway

Part glazed wooden door to the front with sidelight window, stairs to the first floor, coat and shoe cupboard, under-stairs reading nook, door to garage, radiators and Amtico flooring.

Lounge

18' 8" x 15' 2" (5.68m x 4.62m)

Windows overlooking the garden and doors leading out, inset wood burning stove, radiators and engineered wood flooring.

Kitchen / Dining Room

30' 2" x 14' 1" (9.20m x 4.30m)

Dual aspect with window to the front and doors leading to the garden, radiator and Amtico flooring. Modern kitchen/breakfast area featuring a range of fitted wall and base units with Granite worksurfaces over, under-slung 1.5 bowl Composite sink, built-in appliances including double eye-level oven/grill/microwave, proving drawer, 5-zone induction hob with extractor above, dishwasher, full height fridge and under-counter freezer.

Cloakroom

Modern downstairs cloakroom, featuring WC, wash basin with storage below, extractor fan, fully tiled wall with inset mirror, towel radiator and Amtico flooring.

Utility Room

Door to the garden, matching wall and base units with worksurfaces over, inset Porcelain sink, plumbing and space for washing machine and tumble dryer, radiator, extractor fan and Amtico flooring.

Landing

Spacious landing with doors leading to all rooms, loft access, airing cupboard, radiator and carpet fitted to the stairs and landing.

Bedroom 1

13' 11" x 10' 3" (4.23m x 3.12m)

Window to the rear, fitted wardrobes, radiator and fitted carpet.





En-suite

Window to the side, large rectangular walk-in shower enclosure with rainfall shower, WC, wash basin with storage below, extractor fan, towel radiator, illuminated/de-misting mirror, tiled walls and flooring with under-floor heating.

Bedroom 2

16' 8" x 10' 0" (5.07m x 3.06m)

Window to the front, fitted wardrobe, radiator and fitted carpet.

En-suite

Window to the side, quadrant shower enclosure with thermostatic shower, WC, wash basin, extractor fan, towel radiator, half height wall tiling (fully tiled in the shower) and Karndean flooring.

Bedroom 3

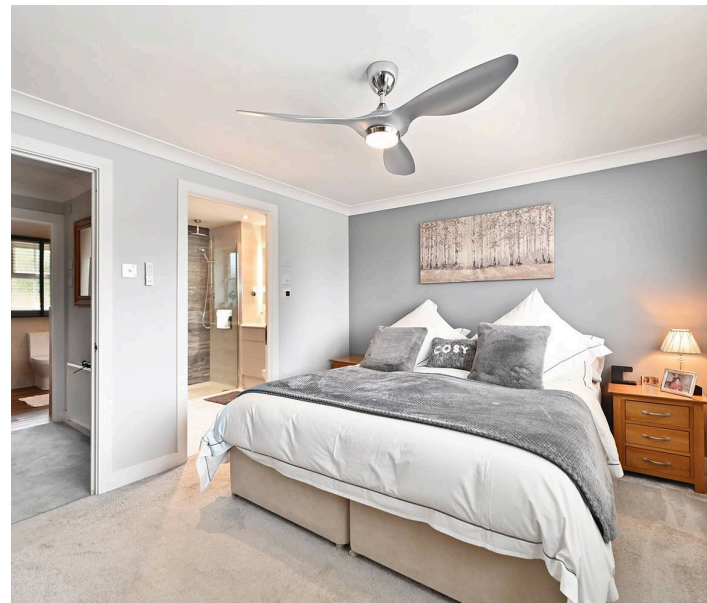
16' 9" x 13' 5" (5.10m x 4.09m)

Windows to the rear, fitted wardrobes, radiators and fitted carpet.

Bedroom 4

12' 6" x 7' 6" (3.80m x 2.29m)

Window to the front, fitted wardrobe, radiator and fitted carpet.



Bathroom

Window to the front, 'P' shaped bath with mixer tap and thermostatic shower over, WC, wash basin, extractor fan, towel radiator, half height wall tiling (fully tiled around the bath) and Karndean flooring.



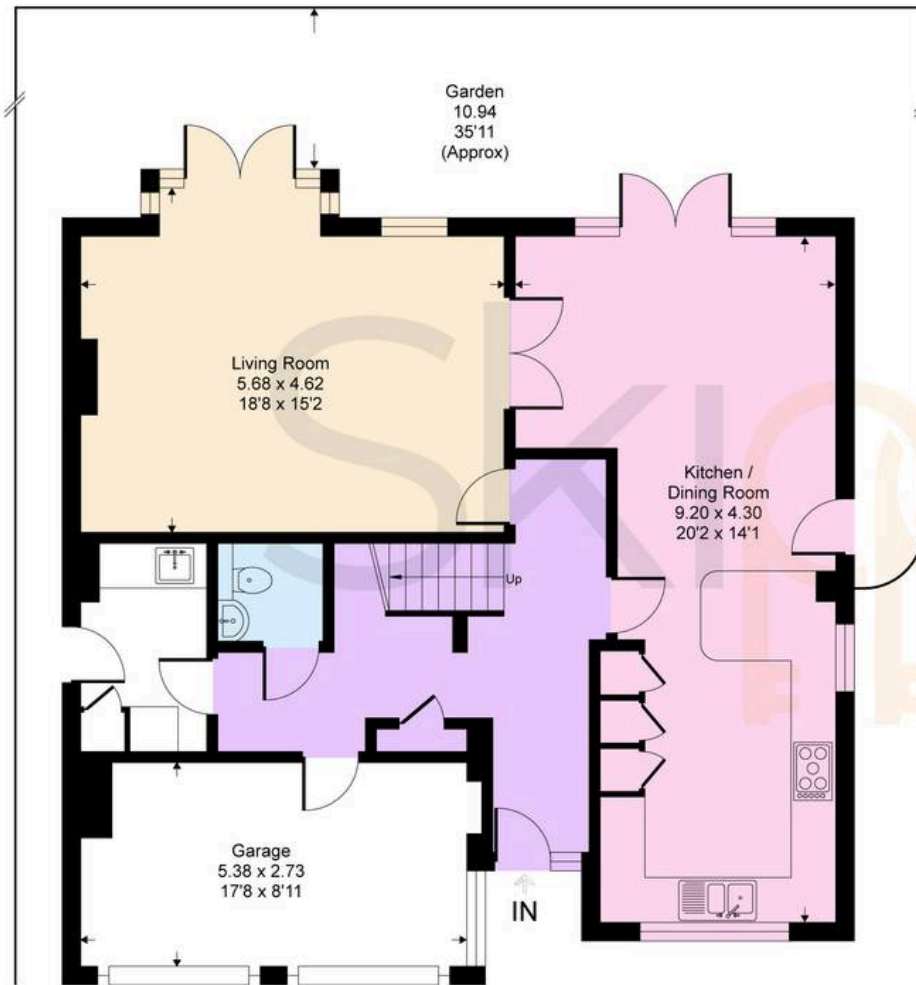
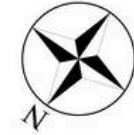






Lancaster Close, TN26

Approximate Gross Internal Area = 161.6 sq m / 1740 sq ft
Approximate Garage Internal Area = 14.3 sq m / 154 sq ft
Approximate Total Internal Area = 175.9 sq m / 1894 sq ft



Ground Floor



First Floor

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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