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Bell Chapel Close, Kingsnorth, Ashford, TN23 3NN

Guide Price £525,000







A home that offers the space, flexibility and practicality to carry you through every day life! Spread across two generous floors and offering four bedrooms, two reception areas and the kind of adaptable accommodation modern families long for, this is a home designed to evolve alongside the family living within. Positioned within a cul-de-sac in the highly regarded Park Farm development, it enjoys that increasingly rare combination of convenience and community. Children still play outside, neighbours know one another and many residents have been here long enough to watch the area grow around them. It's easy to see why Park Farm has earned its reputation as one of Ashford's most desirable family neighbourhoods. Excellent schools, local shops, parks, countryside walks and everyday amenities are all within easy reach, making life feel refreshingly straightforward.

As you arrive at the home, you'll find it's tucked away position, to one side sits the integrated garage. For now, it's an excellent storage solution, swallowing everything from bicycles and tools to seasonal decorations - Yet there's also a strong sense of possibility - subject to any necessary consents, many buyers will instantly recognise the potential to create additional living accommodation in the future. hallway creates a warm impression, drawing you into the bay fronted lounge to the left hand side.

The main living room is a bright, dual-aspect and bay fronted space provides exactly what family living requires. Whether it's hosting guests, movie nights with the children or simply finding a quiet corner to relax after a long day, the room offers space to do it all without ever feeling crowded. Large enough to impress yet comfortable enough to enjoy every day, it strikes a balance that many homes never quite achieve. From here, the hall leads through to the more formal, separate the dining room. The arrangement feels natural and practical, allowing each room to retain its own identity whilst still working together as part of the wider home, finished with a further bay window and set of french doors leading you into the rear garden.

Then there's the kitchen to the rear, For many, this will be the room that excites you, with room for modernisation, you can create a well-equipped space, thanks to it's blank canvass. There are generous work surfaces and space for appliances thanks to it's additional utility room. Playing a focal part is the breakfast bar, the place where breakfasts begin, homework gets tackled, plans are made and stories are shared. Like every truly successful family kitchen, it naturally becomes the room people gravitate towards. The remainder of the ground floor is completed by a cloakroom, ensuring practicality matches the generous living space on offer.

Upstairs, the first floor provides four bedrooms, including a principal bedroom complete with fitted wardrobes and its own en-suite shower room. Alongside this are three further bedrooms and a family bathroom, all served by a surprisingly spacious landing that reinforces the feeling that this is a home where space has never been compromised. Whether bedrooms are needed for children, guests, a home office or simply somewhere to escape to, the flexibility here is one of the property's greatest strengths.

Outside, the rear garden enjoys a sunny and private aspect, welcoming the morning sunshine while remaining pleasantly private throughout the day. Without neighbouring windows overlooking the space, it feels calm, secluded and wonderfully relaxing. The circular patio provides the perfect setting for outdoor dining, summer barbecues or simply enjoying the last of the evening sun with a favourite drink in hand, to the side, is a gated access as well a timber shed. To the front, there is driveway parking for two vehicles, along with side access to the garden.

The home is conveniently located near a selection of primary and secondary schools. Park Mall and County Square offer a variety of High Street stores and local independents, while the newly opened Ashford Picture House is perfect for catching the latest films. Shopping enthusiasts will be tempted by the McArthur Glen Designer Outlet, Bybrook and Evegate Barns, as well as direct access via the M20 to Lakeside and Bluewater shopping centres. If you prefer more up market shopping, the Westfield Shopping Centre in Stratford is just a high-speed train ride away from Ashford International.







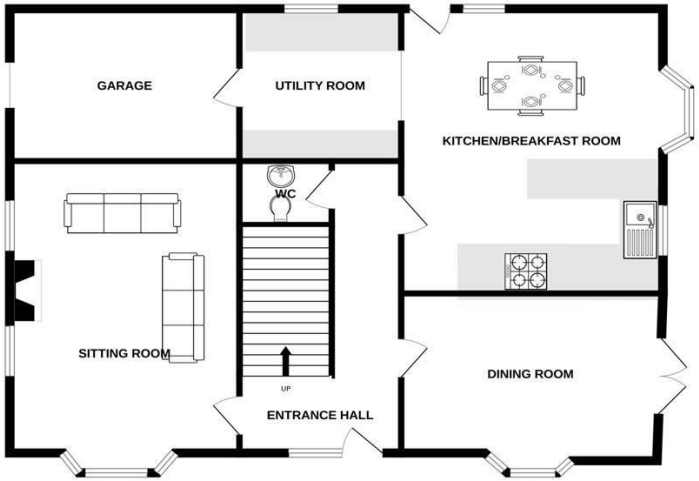




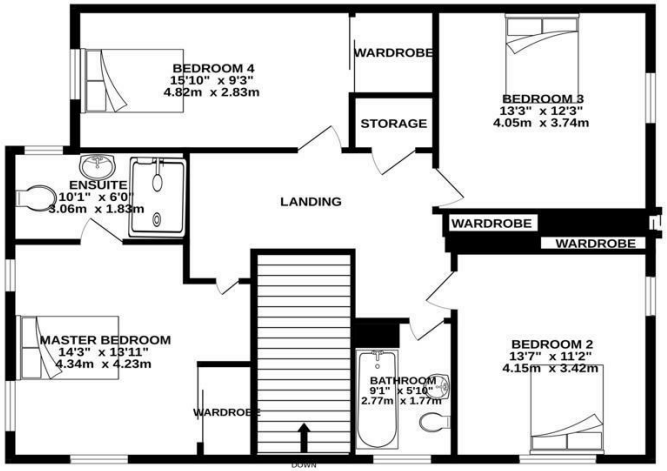





GROUND FLOOR



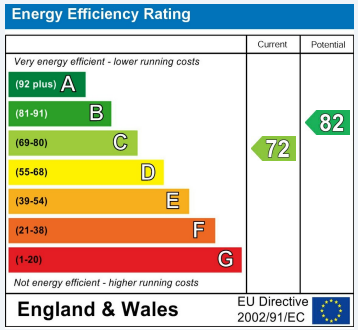
1ST FLOOR



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.

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The Property Ombudsman

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