



66 Conningbrook Avenue, Kennington, Ashford, TN24 9FB

Offers In Excess Of £320,000

GOULD
HARRISON

A wonderfully spacious modern home on the very popular Conningbrook Lakes development with delightful countryside walks on your doorstep. The very well appointed accommodation comprise a notably inviting hallway, ground floor cloakroom, fitted kitchen, sitting/dining room, two double bedrooms, en suite and family bathroom/WC. To the rear is an enclosed garden leading directly onto a covered parking area. The property is tastefully presented throughout and also benefits from gas central heating and double glazing.



Entrance Hall

Stairs to first floor with storage cupboard beneath, doors to:

Kitchen 13'2 x 7'3 (4.01m x 2.21m)

Double glazed window to front. Range of fitted wall and base units with high gloss finish to the cupboards and drawers, stainless steel sink with mixer tap and drainer unit, electric oven, four ring gas hob with extractor hood over, plumbing and space for washing machine, radiator.

Downstairs Cloakroom

Low level WC, wall mounted hand basin, localised tiling, chrome radiator ladder, extractor fan.

Sitting Room 14'2 x 12'11 (4.32m x 3.94m)

Double glazed French doors to rear, radiator, television aerial point.

First Floor:

Landing

Doors to:

Bedroom One 12'0 x 10'8 (3.66m x 3.25m)

Double glazed window to rear, radiator, built in wardrobe cupboards with sliding doors, door to:

En Suite Shower Room

Raised shower cubicle housing electric shower, with glazed screen and tiled surround, low level WC, pedestal hand basin, chrome heated towel rail, extractor fan.

Bedroom Two 14'1 x 8'9 (4.29m x 2.67m)

Double glazed windows to front, radiator.

Garden

Mainly laid to lawn with a paved patio seating area, panelled enclosed fencing and rear gated access.

Carport

Providing covered parking to the rear of the property.

Tenure

Freehold.

Estate Management Charge: tbc.

Services

All main services are connected.

Council Tax

Ashford Borough Council Band: C.

