



23 Campion Close, Ashford, Kent, TN25 4EF

Guide Price £425,000

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HARRISON

GUIDE PRICE £425,000 to £450,000

An immaculately presented home on a popular modern development built by the highly regarded local Pentland Homes. Backing on to a lovely wooded area, this spacious home comprises a kitchen/dining room, stunning conservatory, first floor sitting room, cloakroom, three bedrooms, en suite and family bathroom/wc. The attractive rear garden is designed for easy maintenance whilst the property also offers a double driveway, integral garage, double glazing, gas fired central heating and underfloor heating to most of the ground floor.

You will find excellent access to local schools, transport links and Ashford town centre with many countryside walks nearby.

NO ONWARD CHAIN



### Composite Casement Door

Through to:

### Entrance Hall

Stairs to first floor, telephone point, door to:

### Downstairs Cloakroom 5'9 x 4'11 (1.75m x 1.50m)

Double glazed window to front, low level WC, wash basin with chrome mixer tap and storage beneath.

### Kitchen/Dining Room 16'3 x 10'3 (4.95m x 3.12m)

Double aspect, generous range of fitted wall and base units with high gloss finish to the cupboards and drawers, stainless steel 1 1/2 bowl sink with mixer tap and drainer unit, separate water filter tap, water softener, four ring induction hob, dual electric oven, extractor hood and lighting above, integrated fridge/freezer, plumbing and space for dishwasher/washing machine, under stairs storage cupboard, television aerial point.

### Conservatory 15'6 x 9'7 (4.72m x 2.92m)

French doors opening to rear and personal door through to the garage.

### First Floor:

### Landing

Stairs to second floor, radiator, doors to:

### Sitting Room 23'11 max x 8'9 widens into recess to 13'5 (7.29m max x 2.67m widens into recess to 4.09m)

Triple aspect with french doors opening to Juliet style balcony with far reaching views across to woodland. TV aerial and telephone points.

### Bedroom One 12'8 x 9'9 (3.86m x 2.97m)

Double aspect, Juliet balcony overlooking rear garden, built in wardrobes, radiator, door to:

### En Suite Shower Room 9'9 x 4'9 (2.97m x 1.45m)

Double glazed windows to front, vanity unit with wash basin inset and storage beneath, chrome mixer tap, low level WC, walk in shower with glazed screen and tiled surround housing mains shower, extractor fan, chrome heated towel rail, electric shaver point, downlighters.

### Second Floor:

### Landing

Large double aspect feature windows, doors to:

### Bedroom Two 17'10 x 9'9 (5.44m x 2.97m)

Measurement is inclusive of the large built in wardrobes, double aspect, Juliet balcony overlooking rear garden.

### Bedroom Three 12'7 x 6'7 widens to 9'7 (3.84m x 2.01m widens to 2.92m)

Double glazed window to front, built in storage cupboard, radiator.

### Family Bathroom

Double glazed window to rear, modern four piece suite comprising panel enclosed bath with mixer tap and shower attachment, vanity unit with wash basin with chrome mixer tap and storage beneath, low level WC, walk in shower with glazed screen and tiled surround housing mains shower, extractor fan, chrome heated towel rail, electric shaver point, downlighters.

### Integral Garage 19'5 x 8'11 (5.92m x 2.72m)

Automated up and over door, plumbing and space for washing machine/dishwasher, wall mounted gas fired boiler.

### Gardens

The rear garden has been landscaped and laid for ease of maintenance with paved patio and raised decked seating areas, panel enclosed fencing, side gated access, mature flowers and shrubs, outside power sockets and cold water tap.

### Tenure

Freehold.

### Services

All main services are connected.  
Solar Panels (owned).

### Council Tax

Ashford Borough Council Band: E.

