



16 Badgers Den, Ashford, Kent, TN23 5LE

Price £335,000

GOULD
HARRISON

Spacious double fronted semi detached house traditionally constructed by Hillreed Homes.

The curved front offers character and comprises two reception rooms, cloakroom, kitchen, utility room, bedroom one with en suite, two further bedrooms, family bathroom, driveway and garage with sunny enclosed rear garden.



Composite Casement Door

Through to:

Entrance Hall

Stairs to first floor, radiator, storage cupboard, Karndean flooring, casement door through to:

Dining Space 12'2 x 9'2 (3.71m x 2.79m)

Double glazed window to front, radiator, coved ceiling, continuation of the flooring.

Kitchen 9'3 x 8'1 (2.82m x 2.46m)

Granite effect worktops, stainless steel sink with mixer tap and drainer unit, plumbing and space for washing machine, integrated fridge/freezer, four ring electric hob with extractor hood and lighting above, open through to:

Utility Room 6'7 x 5'9 (2.01m x 1.75m)

Wall mounted gas boiler, stainless steel sink with mixer tap and drainer unit, localised tiling, plumbing and space for dishwasher, double glazed casement door opening to the rear garden.

Sitting Room 18'9 x 13'2 (5.72m x 4.01m)

Double aspect with sliding patio doors opening to the rear garden, double glazed window to front, feature fireplace with ornate surround, radiator, coved ceiling, TV aerial and telephone points.

First Floor:

Landing

Loft access, airing cupboard.

Bedroom One 13'9 x 12'2 (4.19m x 3.71m)

Double glazed window to front, radiator, two built in cupboards, door to:

En Suite Shower Room

Raised shower cubicle with folding glazed screen housing mains shower, mainly tiled wall finish, low level WC, pedestal hand basin, heated towel rail, electric shaver point, frosted double glazed window to rear.

Bathroom

Modern white suite comprising panelled bath with mixer tap and shower attachment, low level WC, pedestal hand basin with localised tiling, heated towel rail, downlighters, frosted double glazed window to front.

Bedroom Two 13'2 x 10'2 (4.01m x 3.10m)

Double glazed window to front.

Bedroom Three 7'11 x 6'4 (2.41m x 1.93m)

Double glazed window to rear.

Rear Garden

Southerly aspect, laid for ease of maintenance, shingle with raised beds, trees, potting shed with mains power, panel enclosed fencing, personal door to garage, outside cold water tap and lighting.

Single Garage

With parking space at the front.

Tenure

Freehold.

Services

All main services are connected.

Council Tax

Ashford Borough Council Band: D.

