



30 Conningbrook Avenue, Kennington, Ashford, TN24 9FB
Price £500,000

**GOULD
HARRISON**

Spacious four bedroom, three bathroom house with stunning views over Conningbrook Lakes.

Traditionally constructed in 2022 by Westerhill Homes to a high specification with first floor balcony overlooking the lakes.

Entrance hall, cloakroom, fitted kitchen, ground floor reception room, first floor lounge with balcony and lake views, bedroom with en suite shower room, further bedroom and family bathroom. On the second floor main bedroom with Juliet balcony and lake views, en suite shower room, further bedroom. Large open front car port with parking for two cars.



Entrance Hall

Built in storage cupboard, staircase to first floor with cupboard under, doors to:

Downstairs Cloakroom

Low level WC and wash hand basin.

Dining Room 17'4 x 10'6 (5.28m x 3.20m)

UPVC casement doors to rear garden.

Kitchen 11'7 x 9'10 (3.53m x 3.00m)

Range of worktops to three walls with gloss fronted drawers and cupboards, wall cupboards, stainless steel 1 1/2 bowl sink unit, gas hob with extractor above, double oven, integrated dishwasher, washing machine and fridge/freezer.

First Floor:

Landing

Stairs to second floor, doors to:

Lounge 17'1 x 11'6 (5.21m x 3.51m)

UPVC casement doors to Balcony with views across Conningbrook Lakes.

Bedroom Two 10'2 x 9'11 (3.10m x 3.02m)

Window to front, doors to:

En Suite Shower Room

White suite comprising pedestal wash hand basin, low level and glass fronted shower cubicle, chrome towel rail.

Bedroom 10'7 x 9'8 (3.23m x 2.95m)

Window to rear.

Family Bathroom

White panelled bath with mains shower over, wash hand basin and low level WC, local wall tiling, chrome towel rail.

Second Floor:

Landing

Doors to:

Bedroom One 15'2 x 11'5 (4.62m x 3.48m)

Casement doors to Juliet balcony, range of built in wardrobes with mirror fronted doors, door to:

En Suite Shower Room

With walk in shower cubicle, wash hand basin and low level WC, shaver point, chrome towel rail.

Bedroom 11'11 x 10'8 (3.63m x 3.25m)

Windows to rear.

Outside

Large covered parking area for two cars with side gated access to the nicely enclosed rear garden which is laid to lawn with paved patio area and timber garden shed. Visitors car parking spaces.

Tenure

Freehold

Services

All main services are connected.

Council Tax

Ashford Borough Council Band: E.

