



171 Hythe Road, Ashford, Kent, TN24 8PL
Price £625,000

GOULD
HARRISON

A deceptively spacious detached home along the popular Hythe Road providing excellent access to the mainline station, Ashford town centre and several highly regarded schools.

Spanning around 2,200 sqft, the flexibly arranged accommodation includes a stunning kitchen/breakfast room with integrated appliances, 19ft lounge with wood burning stove, sitting room, dining room/bedroom, large utility, cloakroom and ground floor bedroom with en suite, To the first floor are four double bedrooms, en suite and family bathroom.

To the rear is a generous garden backing on to playing fields whilst the front provides a block paved driveway.



Double glazed french doors opening to:

Front Porch

Tiled flooring, wooden casement door through to:

Hallway

Radiator, feature opaque window to front, stairs to first floor with storage space beneath, picture rail, radiator, doors to:

Dining Room/Bedroom Six 11'11 x 11'4 (3.63m x 3.45m)

Bespoke range of fitted wardrobes, double glazed window to front, feature window to side, picture rail, radiator.

Sitting Room 12'7 x 10'9 (3.84m x 3.28m)

Double glazed bay window to front with fitted blinds, wood burning stove with stone surround, picture rail, radiator, TV aerial point.

Utility Room 7'8" x 9'1" (2.36m x 2.77m)

Range of fitted units with high gloss finish to the cupboards and drawers under a Quartz worktop, stainless steel sink with chrome mixer tap, large pantry cupboard, integrated dishwasher, glazed casement door to side, plumbing and space for washing machine, cupboard housing the gas fired boiler.

Bedroom Five 11'11 x 9'6 (3.63m x 2.90m)

Double glazed window to side, radiator.

En Suite Shower Room/WC 11'11 x 9'6 (3.63m x 2.90m)

Double glazed window to side, radiator, downlighters, four piece suite comprising walk in shower with bi-folding glazed screen housing mains shower and tiled surround, low level WC, bidet, vanity unit with wash basin inset chrome mixer tap, localised tiling.

Cloakroom

Wash basin with inset vanity unit, chrome mixer tap and tiled wall finish, heated towel rail, low level WC, downlighters.

Kitchen/Breakfast Room 18'6 x 12'10 (5.64m x 3.91m)

A most impressive finished to a high specification with French doors opening on to the rear decking. Generous range of fitted wall and base units with high gloss finish to the cupboards and drawers beneath a Quartz worktop, breakfast bar, 1 1/2 bowl stainless steel sink with Quooker tap, five ring gas hob, extractor hood and lighting above, dual electric eye level oven, integrated fridge, freezer and dishwasher, wine fridge, underfloor heating.

Family Room 12'10 x 19'6 (3.91m x 5.94m)

Feature wood burning stove, underfloor heating, dual sets of double glazed windows to rear garden and decking.

First Floor:

Landing

Feature windows to side, loft access with pull down ladder, doors to:

Bedroom One 10'7 x 14'1 (3.23m x 4.29m)

Double glazed French doors opening to the Juliette balcony with far reaching views across the garden and playing fields, downlighters, radiator, sliding door to:

En Suite Shower Room

Generous range of oak fitted storage and wardrobe space, walk in shower cubicle housing mains shower, mainly tiled wall surround, low level WC, double glazed window to side, radiator.

Bedroom Two 11'9 x 17'2 across (3.58m x 5.23m across)

Double glazed bay window to front with fitted blinds, radiator, storage space into the eaves.

Bedroom Three 18'10 x 9'6 (5.74m x 2.90m)

Double glazed windows to rear and side, radiator, downlighters.

Bedroom Four 9'10 x 13'2 across (3.00m x 4.01m across)

Two Velux windows to side, radiator.

Bathroom

Four piece suite comprising large panelled bath with mixer tap and mains shower over, low level WC, bidet, dual sinks inset with a vanity unit and storage beneath and chrome mixer taps, mirror fronted cabinets, mainly tiled walls, generous range of under eaves storage space, extractor fan, downlighters. Velux window to side.

Rear Garden

Generous outside space enjoying a secluded feel, sunny aspect, mainly laid to lawn with large decked seating area, part panel enclosed fencing, established borders, two wood built sheds, mature flowers, shrubs and trees, side gated access at both sides of the house, outside cold water tap and lighting.

Block Paved Drive

Providing off road parking.

Tenure

Freehold.

Services

All mains services connected.

Council Tax

Ashford Borough Council Band: E.

