



23 Thornlea, Godinton Park, Ashford, TN23 3JX  
Offers In Excess Of £375,000

GOULD  
HARRISON

A well presented link detached home on the popular Godinton Park development, in easy reach of local schools, shops transport links.

The property comprises an entrance hall, sitting/dining room, kitchen, utility, three bedrooms and bathroom/WC.

The rear garden is pleasantly enclosed with the property also benefitting from gas central heating, double glazing and driveway providing off road parking.



#### Entrance Hall

Stairs to first floor, radiator, door to:

#### Sitting/Dining Room 24'0 x 13'10 (7.32m x 4.22m)

A large, open plan room with a double aspect and French doors opening to rear garden. television aerial point.

#### Kitchen 9'6 x 7'11 (2.90m x 2.41m)

Double glazed window to rear.

Fitted wall and base units and glass fronted display

cabinets, one and a half bowl stainless steel sink with mixer tap and drainer, tiled splash back, plumbing and space for dishwasher, space for range oven with extractor hood over, coved ceiling.

#### Utility Room 8'4 x 6'5 (2.54m x 1.96m)

Double glazed casement door to rear, plumbing and space for washing machine.

#### First Floor:

##### Landing

Double glazed window to side, loft access, doors to:

#### Bedroom One 14'1 x 9'9 (4.29m x 2.97m)

Double glazed window to front, radiator, built in wardrobe.

#### Bedroom Two 9'9 x 8'3 widening to 10'8 (2.97m x 2.51m widening to 3.25m)

Double glazed window to rear, radiator, built in wardrobe.

#### Bedroom Three 8'6 x 7'5 (2.59m x 2.26m)

Double glazed window to front, radiator, built in cupboard going over the stairs.

#### Bathroom 8'9 x 5'11 (2.67m x 1.80m)

Modern white suite comprising a tiled enclosed bath with shower over, low level WC, pedestal hand basin, chrome heated towel rail, double glazed window to rear.

#### Garage & Driveway

The rear section of the garage has been altered to provide storage space.

A block paved driveway providing off road parking.

#### Rear Garden 27'9 x 29'11 (8.46m x 9.12m)

Mainly laid to lawn with panelled enclosed fencing, raised decked seating area, side gated access.

#### Tenure

Freehold.

#### Services

All main services are connected.

#### Council Tax

Ashford Borough Council Band: C.

