



38 Rosewood Drive, Ashford, Kent, TN25 4QF

Price £550,000

**GOULD
HARRISON**

A stunning detached family home, thoughtfully extended and enhanced by the current owners. Immaculately presented and finished to a high specification this fabulous home comprises an entrance hall, cloakroom, sitting room, stunning kitchen/dining room extension and utility. To the upper floors you will find four generously sized bedrooms, en suite and family bathroom/WC.

The rear garden has been impressively landscaped with the property also benefitting from modern gas central heating, double glazing, integral garage and driveway for off road parking.

Set in a perfect cul de sac position with an open outlook to front, the location affords excellent access to local schools, transport links and countryside walks.



Entrance Hall

Stairs to first floor, radiator, doors to:

Cloakroom

Low level WC, wash basin, localised tiling, frosted double glazed window to front.

Sitting Room 13'9" x 11'5" (4.2 x 3.5)

Double glazed window to front, radiator, coved ceiling, downlighters.

Kitchen/Dining Room 17'10" x 17'10" (5.46 x 5.46)

Thoughtfully extending providing a wonderful space for families and entertaining with roof lanterns allowing for plenty of light. Bi-folding doors opening on to the rear garden,

Excellent range of fitted wall and base units with Quartz worktops, large corner pantry style cupboard, integrated oven, dishwasher, central island with induction hob, extractor over, wine cooler, radiators and downlighters.

Utility 7'10" x 8'6" (2.4 x 2.6)

Fitted wall and base units with Belfast sink inset, Quartz worktops, plumbing and space for washing machine, casement door to side.

First Floor Landing

Stairs to second floor and doors to:

Bedroom One 11'3 x 10'5 (3.43m x 3.18m)

Double glazed window to front, radiator, built in wardrobes with mirror fronted sliding doors.

En Suite Shower Room

Modernised units comprising a raised shower cubicle housing mains shower with glazed screen, tiled walls, low level WC, vanity unit with wash basin inset, extractor fan, frosted double glazed window to front.

Bedroom Two 14'1 x 7'11 (4.29m x 2.41m)

Double glazed window to front, radiator.

Bedroom Three 11'3 x 7'11 (3.43m x 2.41m)

Double glazed window to rear, radiator. built in wardrobes with mirror fronted sliding doors.

Family Bathroom

Contemporary four piece suite comprising a tile enclosed bath units comprising a raised shower cubicle housing mains shower with glazed screen, tiled walls, low level WC, vanity unit with wash basin inset, extractor fan, frosted double glazed window to rear.

Second Floor

Door to:

Bedroom Four 15'4 x 11'3 (4.67m x 3.43m)

Velux windows, radiator.

Rear Garden

Beautifully landscaped with laid to lawn and large paved patio seating areas, raised beds, panelled enclosed fencing, outside cold water tap, lighting, side gated access.

Garage & Driveway

Tarmac driveway providing off road parking leading to an integral garage with automated roller door, power and lighting.

Tenure

Freehold.

Services

All mains services connected.

Council Tax

Ashford Borough Council Tax Band: E

