



## 12 John Newington Close, Kennington

Offers in Region of £680,000

## 12 John Newington Close

Kennington, Ashford

Immaculate 5-bed detached house in prestigious John Newington development, Kennington. Stylish decor, spacious lounge, dining room, conservatory, and 2 ensuite bedrooms. Private south westerly garden, double garage, and parking for 4. Convenient for hospital, schools, and amenities. Ideal for families and professionals seeking comfort and luxury.

Council Tax band: G

Tenure: Freehold

- Immaculately presented throughout
- 5 Bedrooms
- Ensuite to 2 bedrooms with further family bathroom
- Double garage with driveway parking for up to 4 vehicles
- Located within the exclusive John Newington development in Kennington
- Conveniently situated for access to William Harvey Hospital
- Lovingly maintained front and rear gardens
- Spacious and flexible living accommodation comprising lounge, dining room and conservatory
- Internal inspection highly recommended



### Entrance Hallway

Accessed via covered porch, the spacious entrance hall has stairs leading to first floor, under stairs cupboard and doors leading to lounge, dining room, cloakroom and kitchen.

### Lounge

18' 9" x 12' 4" (5.72m x 3.76m)

With bay window outlook to front and French double doors leading through to the conservatory.

### Conservatory

15' 11" x 11' 10" (4.85m x 3.61m)

UPVc construction with double French doors leading to the rear garden.

### Dining Room

10' 7" x 9' 10" (3.23m x 3.00m)

With window outlook to rear.

### Cloakroom

White suite comprising low level WC, wash hand basin in vanity surround and storage under, curved chrome towel radiator and obscured window to side.

### Kitchen with Utility Room

12' 3" x 11' 8" (3.73m x 3.56m)

Double aspect with window to front and side. Karndean flooring and designer vertical radiator. Good range of white gloss units beneath work surfaces and wall mounted units. Matching eye level built in oven and microwave, hob with extractor fan over, 1 and half bowl resin sink and mixer tap with drinking water filter. Inset and pelmet lighting, integrated dishwasher, washing machine and fridge/freezer. Door leading to rear garden.



### **Landing**

With French double doors accessing the balcony which has outlook over front. Window to rear. There is also an airing cupboard and loft access which is partially boarded with lighting.

### **Master Bedroom Suite**

17' 1" x 15' 10" (5.21m x 4.83m)

With two Juliet balconies overlooking front, window to front, four double built in wardrobes with matching bedside units and dressing table.

### **En-suite Shower Room**

White suite comprising low level WC, wash hand basin in vanity surround and storage under, large tiled shower cubicle, rain fall shower, curved chrome towel radiator and obscured window to side

### **Bedroom 2**

12' 2" x 10' 0" (3.71m x 3.05m)

With one and a half double built in wardrobes with matching beside units and window outlook to rear.

### **En-suite Shower Room**

White suite comprising low level WC, wash hand basin in vanity surround and storage under, tiled corner shower cubicle, curved chrome towel radiator and obscure window to side.

### **Bedroom 3**

12' 7" x 9' 0" (3.84m x 2.75m)

With one and a half double built in wardrobes with matching beside units and window outlook to rear.

### **Bedroom 4**

11' 5" x 9' 5" (3.48m x 2.87m)

With recess to fit one and a half double wardrobes and window outlook to front.



**Bedroom 5**

9' 4" x 8' 7" (2.84m x 2.62m)

With built in wardrobes, window to rear and one and a half double built in wardrobe with matching bedside table

**Family Bathroom**

White suite comprising low level WC, wash hand basin in vanity surround with storage under, panelled bath, waterfall taps, curved chrome towel radiator and obscured window to front.

**Garden**

South westerly facing low maintenance rear garden with two lawn areas, two patio areas and borders stocked with established architectural plants. Not overly looked to the rear, the garden benefits from gated side access, further storage area to side and power sockets.

**Double garage**

2 Parking Spaces

Double garage with up and over doors, wall mounted boiler, sink, lighting and electrics.

**Driveway**

4 Parking Spaces

Block paved driveway providing parking for up to 4 vehicles. Accent lighting and a low maintenance border stocked with established architectural plants







## 12 John Newington Close, Kennington, Ashford



Approximate Gross Internal Area = 182.0 sq m / 1959 sq ft  
Garage = 30.5 sq m / 328 sq ft  
Total = 212.5 sq m / 2287 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1087270)



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and purchasers are advised to satisfy themselves as to the working order and condition, if a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.

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