



## 51 Manor House Drive, Kingsnorth

Offers in Region of £325,000

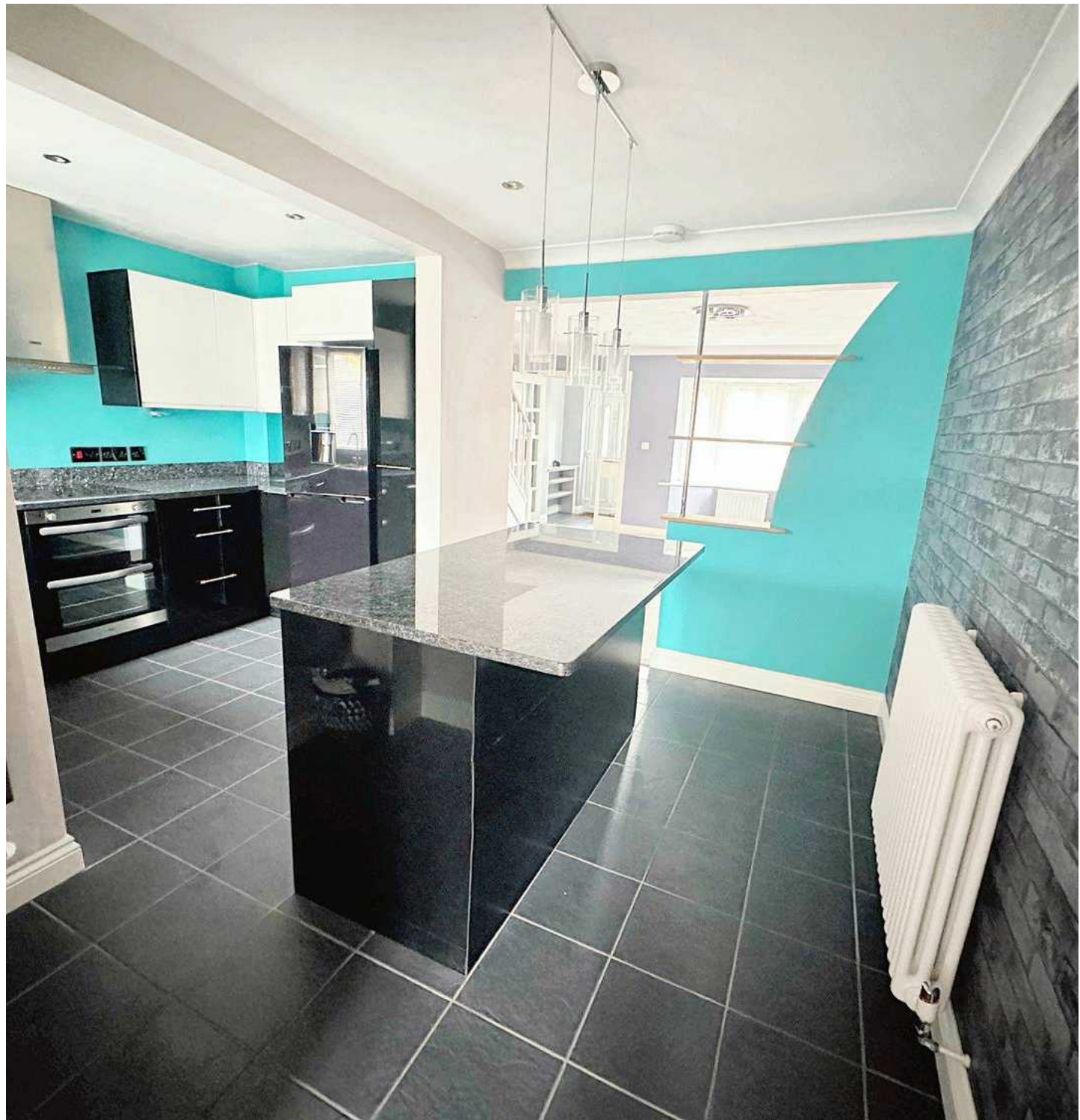
# 51 Manor House Drive

Kingsnorth, Ashford

Modern 3-bed semi-detached home in Park Farm, with no chain. Stylish kitchen with island, ground floor shower room. Great outdoor space with patio, artificial lawn, block paved driveway. Convenient location near amenities, Tesco, and community park. Ideal blend of convenience and tranquillity. Council Tax band: D

Tenure: Freehold

- NO ONWARD CHAIN
- Three bedroom extended family home
- Modern kitchen with island unit and Granite worksurfaces
- Ground Floor Shower Room
- Landscaped rear garden
- Tesco superstore approx. 0.5 miles
- Walking distance to Park Farm community park
- Driveway Parking
- Walking distance to local schools



### **Porch**

With window to side and door through to living area.

### **Living Area/Dining Room**

14' 2" x 13' 1" (4.32m x 3.99m)

Carpeted with stairs to first floor, window to front, under stairs cupboard with archway through to kitchen/breakfast room.

### **Kitchen/Breakfast Room**

14' 2" x 10' 2" (4.32m x 3.10m)

Range of gloss fronted cupboards and drawers beneath worksurfaces with additional wall mounted units. Window to rear, stainless steel sink with mixer tap and drainer, space and plumbing for washing machine, integrated dishwasher, electric hob with overhead extractor fan and double low level oven. Centre island with breakfast bar, storage cupboards and wine cooler under. Inset spotlights and fridge/freezer.

### **Reception**

12' 7" x 10' 11" (3.84m x 3.33m)

Carpeted with window to side and double doors leading to rear garden. Doors leading to garage storage and further door to shower room.

### **Shower Room**

Low level wc, wash hand basin with vanity storage under, walk in shower cubicle, towel radiator, extractor fan, tiled walls and flooring.

### **Landing**

Carpeted, airing cupboard, loft access and doors leading to bedrooms and bathroom.

### **Bedroom**

10' 7" x 8' 10" (3.23m x 2.69m)

With window to front and large storage cupboard.

### **Bedroom**

9' 8" x 7' 7" (2.95m x 2.31m)

With window to rear.

### **Bedroom**

6' 7" x 5' 9" (2.01m x 1.75m)



## REAR GARDEN

With patio area extending to side of property and artificial lawned area for ease of maintenance.

## DRIVEWAY

2 Parking Spaces

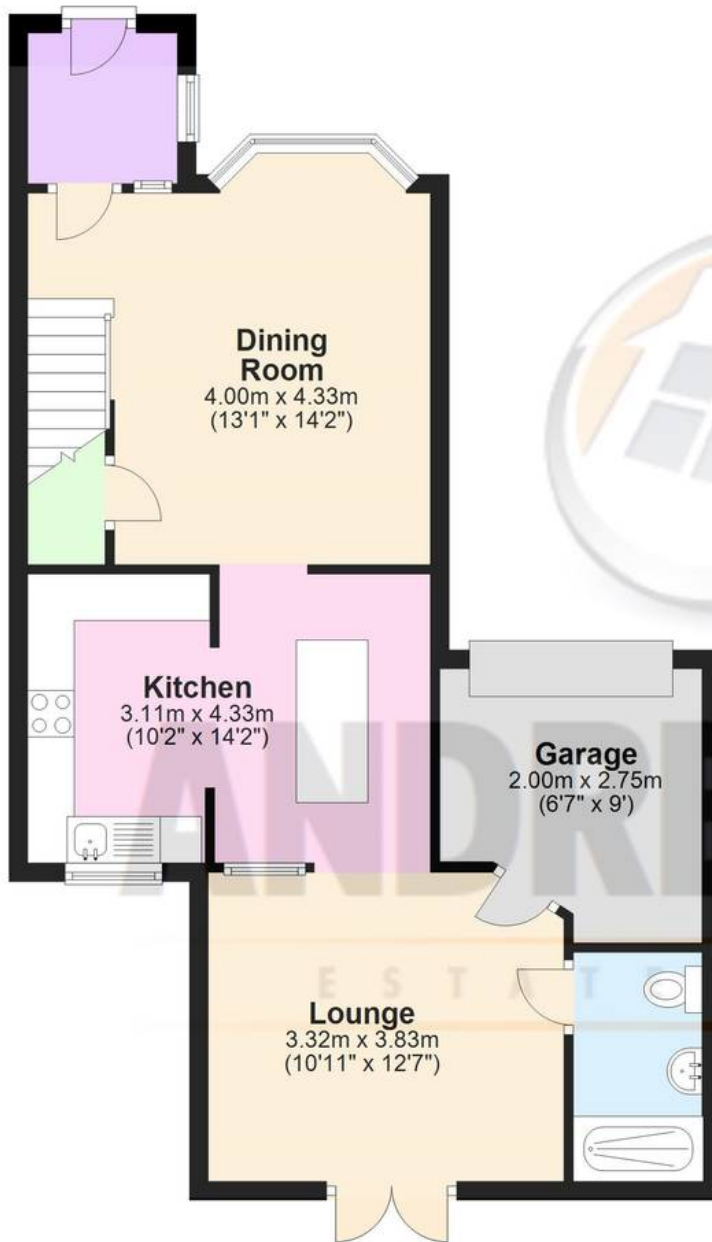
Block paved driveway providing parking for multiple vehicles.





## Ground Floor

Approx. 58.2 sq. metres (626.4 sq. feet)



## First Floor

Approx. 30.9 sq. metres (332.1 sq. feet)



Total area: approx. 89.0 sq. metres (958.4 sq. feet)

Plans are for layout purposes only and not drawn to scale, with any doors, windows and other internal features merely intended as a guide. Copyright WarnerGray.  
Plan produced using PlanUp.

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