



## 9 Waltham Close, Willesborough

Offers in Region of £575,000

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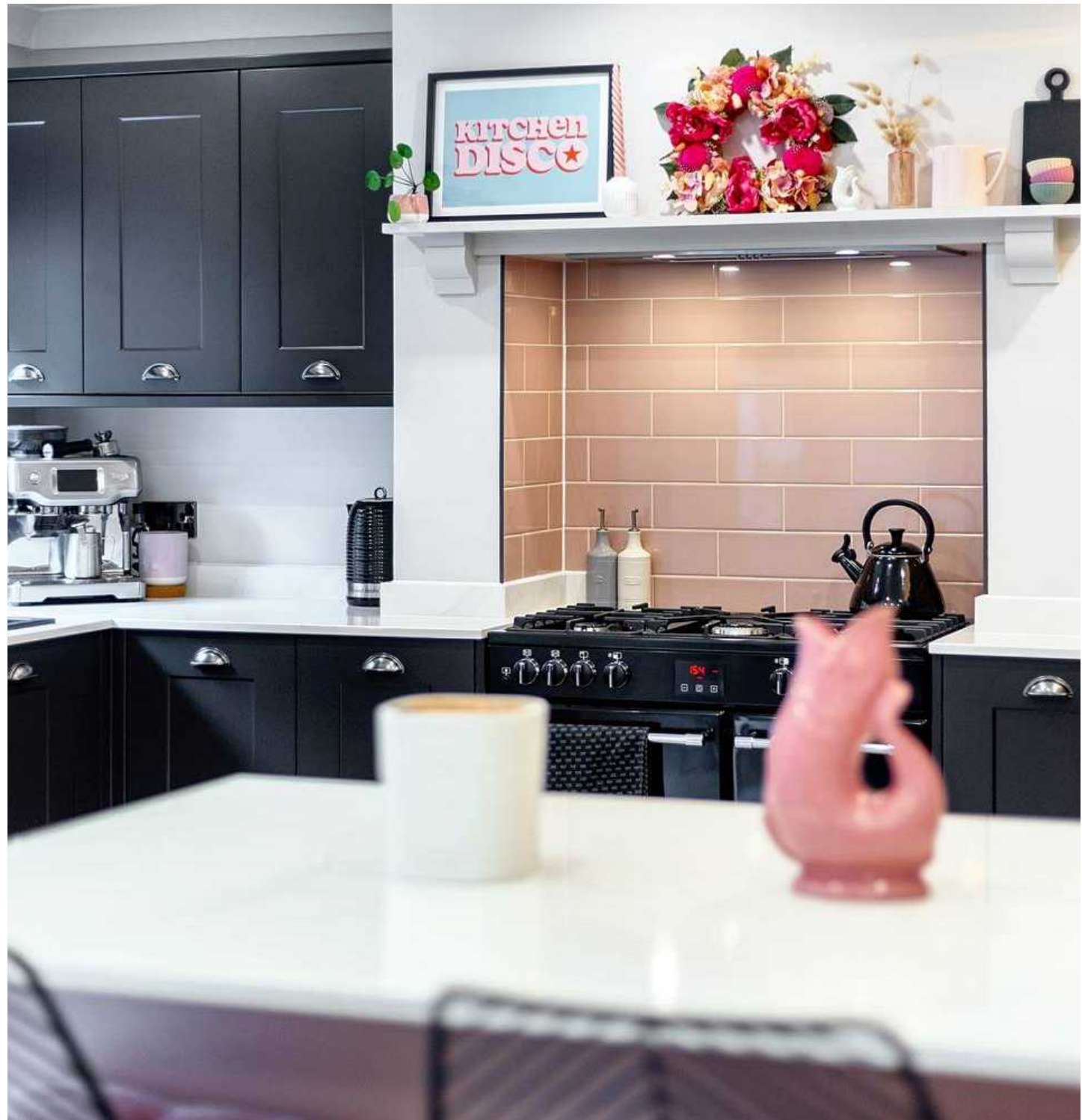
Willesborough, Ashford

Stunning 5-bed detached home in Willesborough Lees. En-suite bedrooms, spacious kitchen/diner, lounge, study. Close to hospital, M20. Beautiful front garden, low maintenance rear garden, large patio. Driveway, garage with internal access. Perfect blend of style and functionality.

Council Tax band: F

Tenure: Freehold

- Immaculately Presented 5 Bedroom Detached Family home
- Popular Abbey Homes Development in Willesborough Lees
- En-Suites to Bedrooms One & Two
- Beautifully Presented Kitchen/Diner
- Walking Distance to William Harvey Hospital
- Easy Access to M20 Motorway
- Utility Room with Internal Door to Garage
- Low Maintenance Garden
- Lounge & Study



### Hallway

With stairs leading to first floor and large cupboard under, underfloor heating, doors leading through to study, lounge, cloakroom and kitchen/diner.

### Cloakroom

With low level wc and wash hand basin.

### Study/Reception

11' 0" x 10' 5" (3.35m x 3.18m)

With bay window to front.

### Lounge

17' 10" x 12' 1" (5.44m x 3.68m)

Sliding patio doors to rear garden, 2 windows to side, log burner in surround.

### Kitchen/Diner

22' 11" x 12' 5" (6.99m x 3.78m)

Range of quality shaker style fitted units beneath work surfaces, range cooker with extractor over, resin one and half bowl sink with mixer tap and drainer, integrated dishwasher, further wall mounted cabinets. Breakfast bar with further dining area, radiator, underfloor heating, double glazed window to rear and double doors opening to the rear garden.

### Utility Room

14' 8" x 7' 3" (4.47m x 2.21m)

Further range of cupboards and drawers beneath worksurfaces, space and plumbing for washing machine and tumble dryer, door to side, stainless steel sink with mixer tap and drainer, personal door leading to garage.

### Landing

With airing cupboard and loft access.

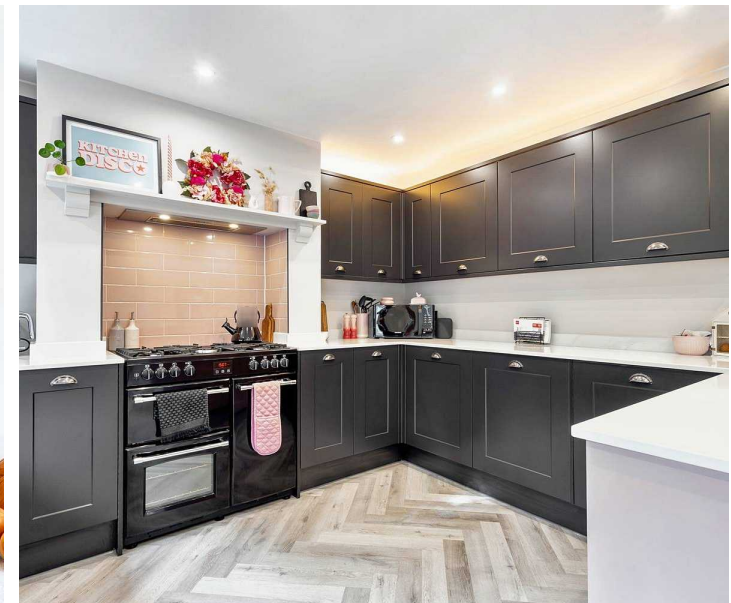
### Bedroom

14' 6" x 10' 8" (4.42m x 3.25m)

Carpeted with window to front with plantation shutters.

### En-suite Shower Room

Comprising low level wc, wash hand basin with mixer tap, towel radiator, obscured window to side, tiled walls & floorina and tiled shower cubicle with electric shower.



### **FRONT GARDEN**

The front garden is mostly laid to lawn with flower and hedge border. There is a path leading to gate side access and to front door.

### **GARDEN**

The rear garden is laid with artificial lawn for ease of maintenance, there is a timber storage shed and large patio area with gated side access and shrub and flower borders.

### **DRIVEWAY**

2 Parking Spaces

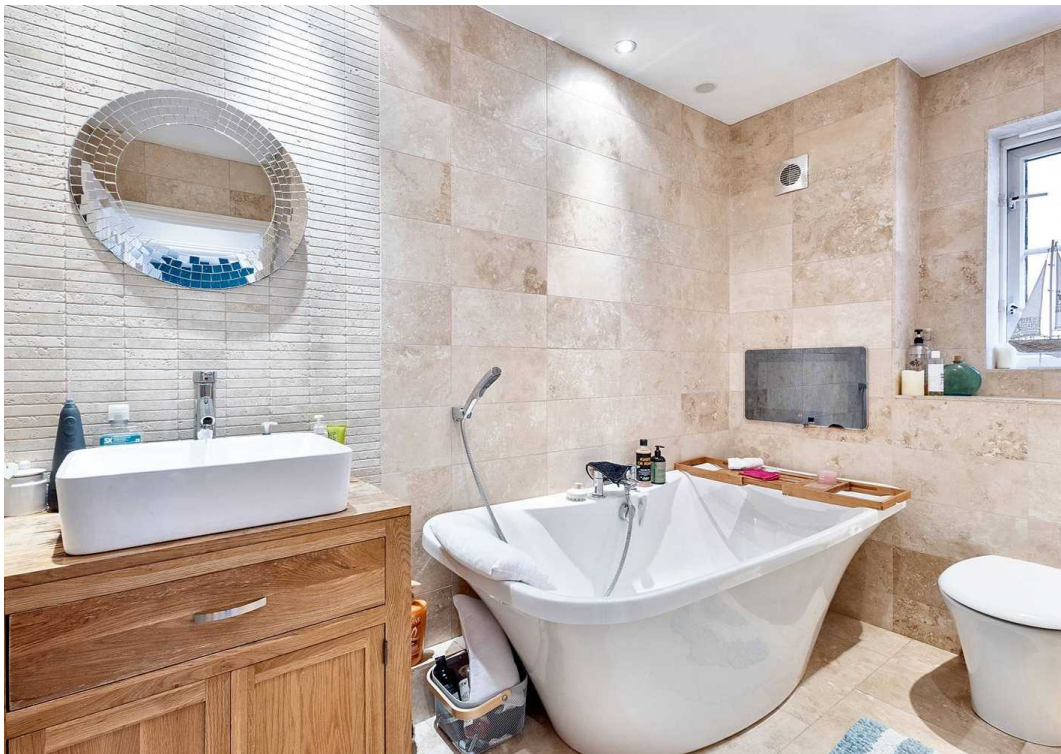
Tarmac driveway providing parking for 2 vehicles side by side.

### **DOUBLE GARAGE**

2 Parking Spaces

Measuring 14'8 x 10'11 with up and over door to front and internal door leading to utility room.

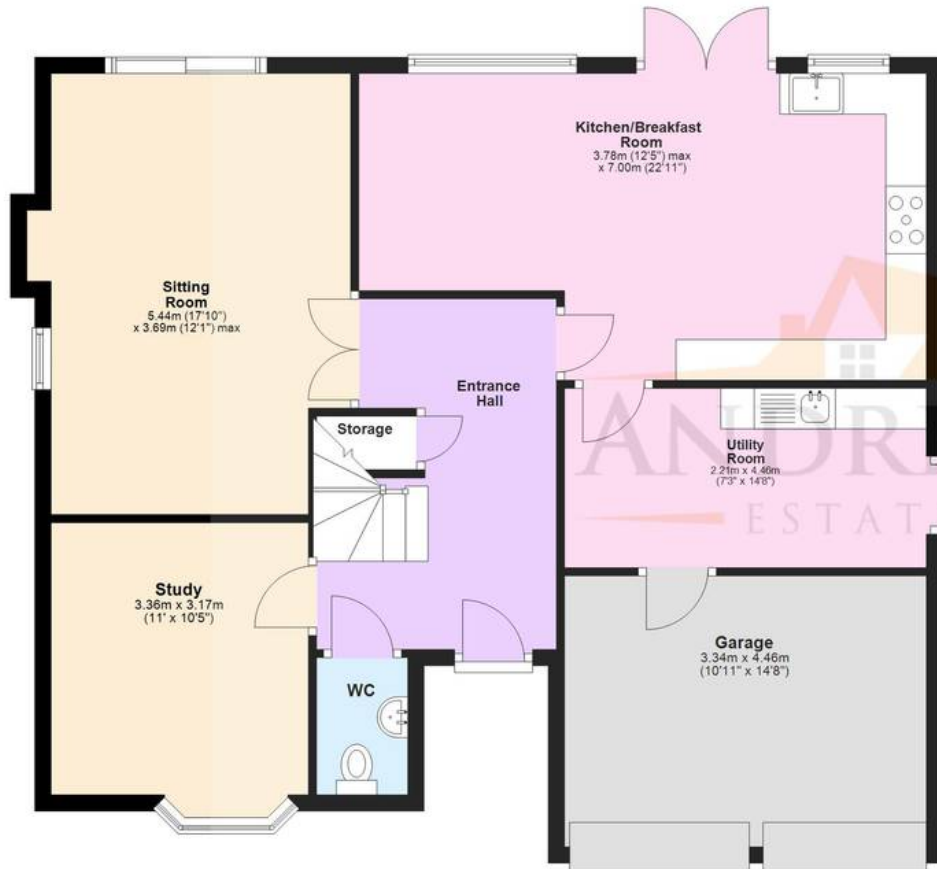






### Ground Floor

Approx. 88.9 sq. metres (957.2 sq. feet)



### First Floor

Approx. 92.4 sq. metres (994.7 sq. feet)



Total area: approx. 181.3 sq. metres (1951.9 sq. feet)

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.

**Andrew & Co Estate Agents - Ashford**

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