



**71a Bushy Royds, Willesborough**

Offers in Region of **£400,000**

**Skippers**

# 71a Bushy Royds

Willesborough, Ashford

Immaculate 4-bed detached home in South Willesborough. Low maintenance, modern design, new home warranty. Spacious kitchen/diner, en-suite master, paved garden, ample parking. Ideal family home with carport conversion potential.

Council Tax band: D

Tenure: Freehold

- Immaculately Presented 4 Bedroom Detached Family Home
- 2024 Construction with Balance of New Home Warrantee
- Carport with additional driveway parking for 4 Vehicles
- Low Maintenance Rear Garden
- En-suite to Master Bedroom
- Kitchen/Diner
- Cloakroom
- Convenient South Willesborough Location



**Hallway**

With stairs leading to first floor and large understairs storage cupboard.

**Kitchen/Diner**

16' 7" x 10' 8" (5.05m x 3.25m)

Good range of shaker style cupboards and drawers beneath worksurfaces with additional range of wall mounted units, integrated dishwasher, washing machine, fridge/freezer and microwave, window outlook to front, tiled flooring, induction hob with overhead extractor fan and eye level oven, ceramic sink with mixer tap and drainer.

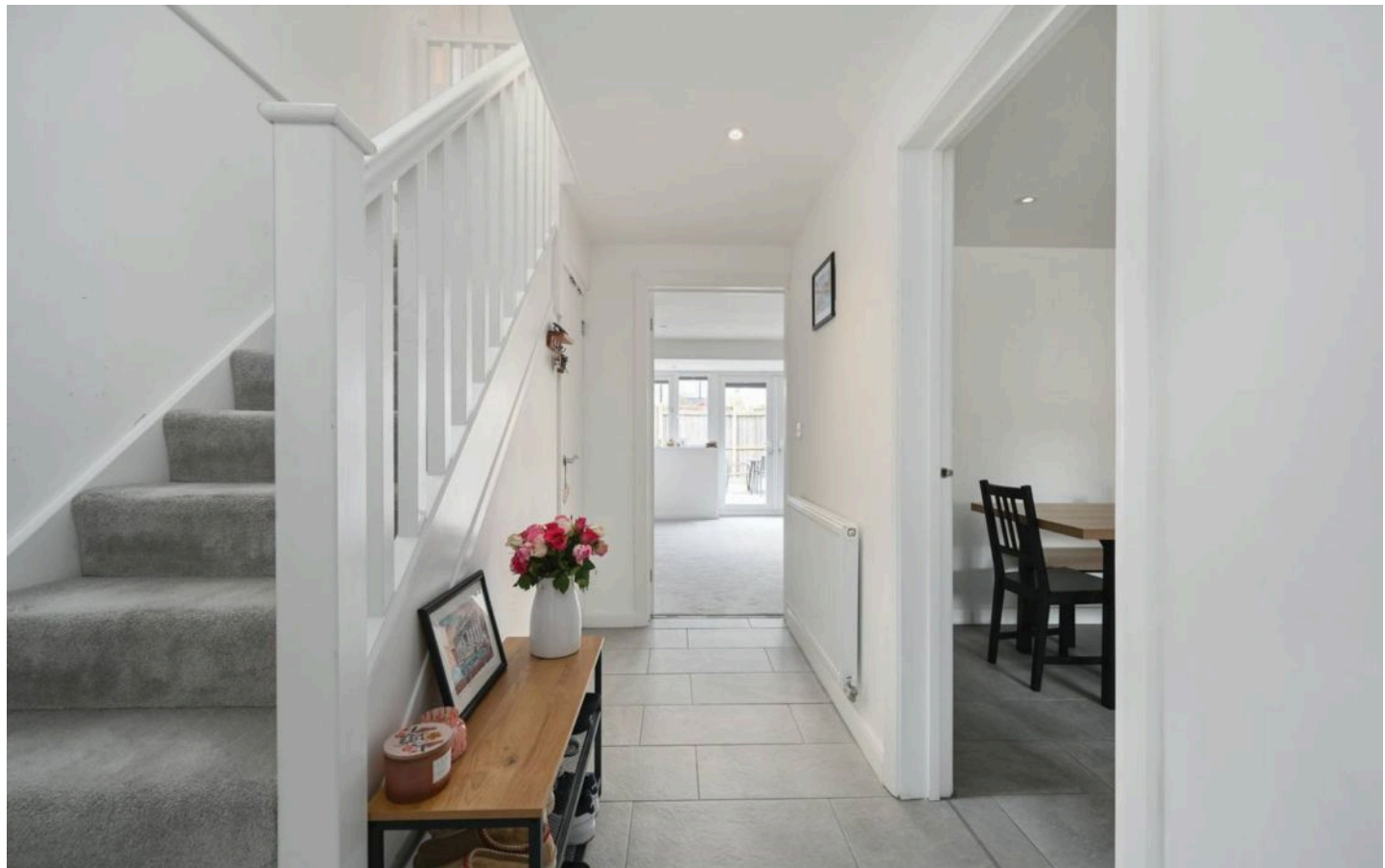
**Cloakroom**

Low level wc, wash hand basin with mixer tap and tiled splash back, obscured window to side, towel radiator.

**Lounge**

18' 2" x 13' 9" (5.54m x 4.19m)

Carpeted with window to side and double doors leading to rear flanked by further windows.





### **Hallway**

With stairs leading to first floor and large downstairs storage cupboard.

### **Kitchen/Diner**

16' 7" x 10' 8" (5.05m x 3.25m)

Good range of shaker style cupboards and drawers beneath worksurfaces with additional range of wall mounted units, integrated dishwasher, washing machine, fridge/freezer and microwave, window outlook to front, tiled flooring, induction hob with overhead extractor fan and eye level oven, ceramic sink with mixer tap and drainer.

### **Cloakroom**

Low level wc, wash hand basin with mixer tap and tiled splash back, obscured window to side, towel radiator.

### **Lounge**

18' 2" x 13' 9" (5.54m x 4.19m)

Carpeted with window to side and double doors leading to rear flanked by further windows.

### **Landing**

Carpeted with doors leading to bedrooms and family bathroom.

### **Bedroom**

12' 7" x 11' 2" (3.84m x 3.40m)

Carpeted with window outlook to front and built in wardrobe storage.

### **En-suite**

Low level wc, wash hand basin with mixer tap and vanity storage under, walk in fully tiled shower cubicle, locally tiled walls.

### **Bedroom**

12' 0" x 11' 1" (3.66m x 3.38m)

Carpeted with window to front and Velux to rear.

### **Bedroom**

16' 6" x 8' 8" (5.03m x 2.64m)

Carpeted with window to side and x 2 Velux windows to rear.



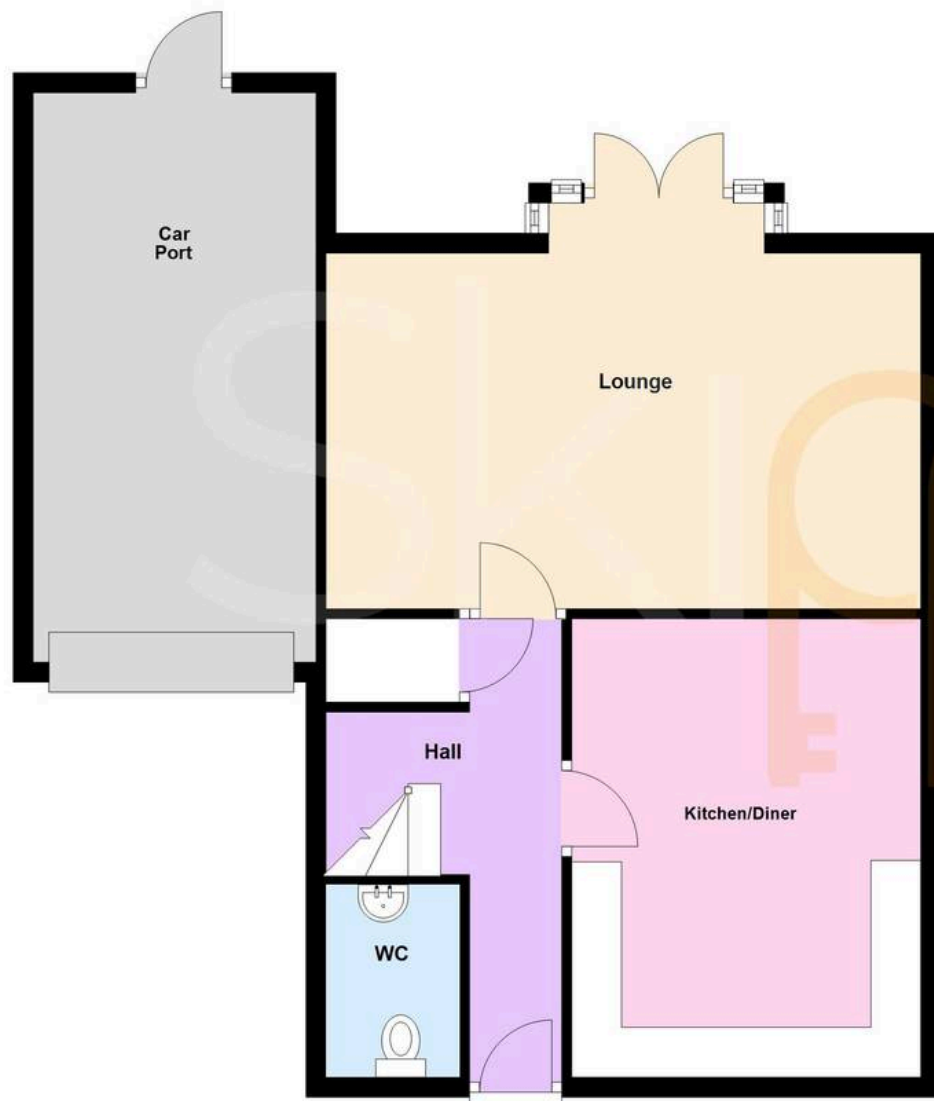






## Ground Floor

Approx. 67.0 sq. metres (720.7 sq. feet)



## First Floor

Approx. 61.2 sq. metres (659.1 sq. feet)



Total area: approx. 128.2 sq. metres (1379.7 sq. feet)



## Skippers Estate Agents – Ashford

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