



46 Drake Road, Willesborough
£495,000

46 Drake Road

Willesborough, Ashford

An extended family home, situated within easy reach of the M20 and William Harvey Hospital, boasting 4 bedrooms, en-suite to bedroom 1, three reception rooms, kitchen/breakfast room and separate utility room, whilst enjoying a large rear garden and driveway parking for up to 3 cars. Council Tax band: D

Tenure: Freehold

- Four-bedroom detached family home
- Extended home with three reception rooms
- Kitchen/Breakfast Room & Separate Utility Room
- En-suite to Bedroom 1
- Downstairs WC
- Driveway parking for up to 3 cars
- Large rear garden
- Walking distance to William Harvey Hospital
- Within easy reach of the M20



Entrance Hallway

Part glazed door to the side with sidelight window, stairs to the first floor, under-stairs cupboard, doors to each room, radiator and laminate wood flooring.

Cloakroom

Comprising a WC, wash basin, radiator, half height wall tiling and tiled flooring. Window to the side.

Study

8' 11" x 9' 7" (2.71m x 2.91m)

Bay window to the front, radiator and fitted carpet.

Utility Room

Comprising matching wall and base units with work surfaces over, inset stainless steel sink/drain, plumbing and space for washing machine, space for tumble dryer & fridge/freezer. Window to the front and door to the side.

Dining Room

9' 9" x 12' 4" (2.98m x 3.77m)

Window to the side, radiator and fitted carpet.

Lounge

14' 0" x 17' 2" (4.27m x 5.23m)

Dual aspect with windows to the front and rear, feature fireplace with inset electric fire, radiators and fitted carpet.

Kitchen/Breakfast Room

12' 2" x 17' 9" (3.72m x 5.41m)

Comprising matching wall and base units with work surfaces over, 1.5 bowl sink/drain, built-in electric oven, 4-zone hob, extractor, dishwasher and fridge-freezer.

Radiator, tiled splashback, laminate wood flooring, windows overlooking the garden and doors leading out.





Landing

Doors to each room, loft access, radiator and carpets fitted to the stairs and landing. Window to the side.

Bedroom 1

10' 7" x 11' 9" (3.22m x 3.59m)

Dual aspect with windows to the front and side, radiator and fitted carpet.

En-suite

Comprising a shower enclosure with electric shower, WC, wash basin, extractor fan, shaver socket, radiator, wall tiling to the shower enclosure and vinyl flooring. Window to the side.

Bedroom 2

8' 10" x 12' 10" (2.70m x 3.92m)

Window to the rear, radiator and fitted carpet.

Walk-in wardrobe

Window to the side, radiator and laminate wood flooring. A former en-suite shower room. All plumbing pipe work and drainage remains accessible for converting back to an en-suite if desired.

Bedroom 3

8' 10" x 12' 3" (2.69m x 3.74m)

Window to the rear, radiator and fitted carpet.

Bedroom 4

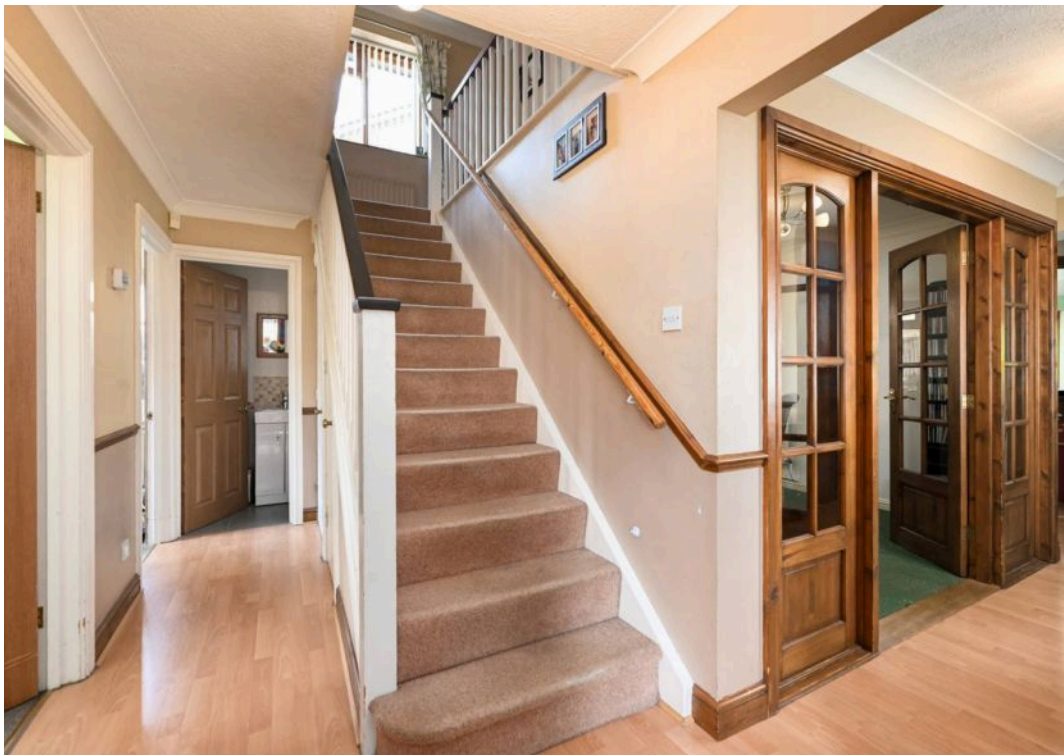
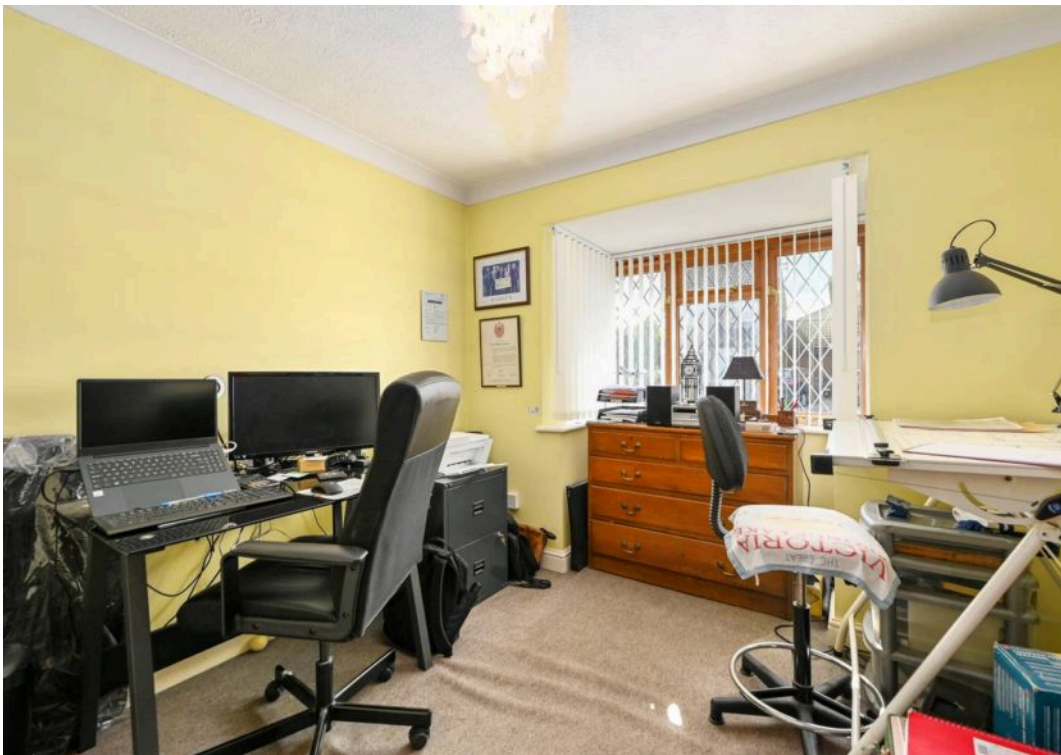
8' 6" x 7' 1" (2.59m x 2.17m)

Window to the front, radiator and fitted carpet.

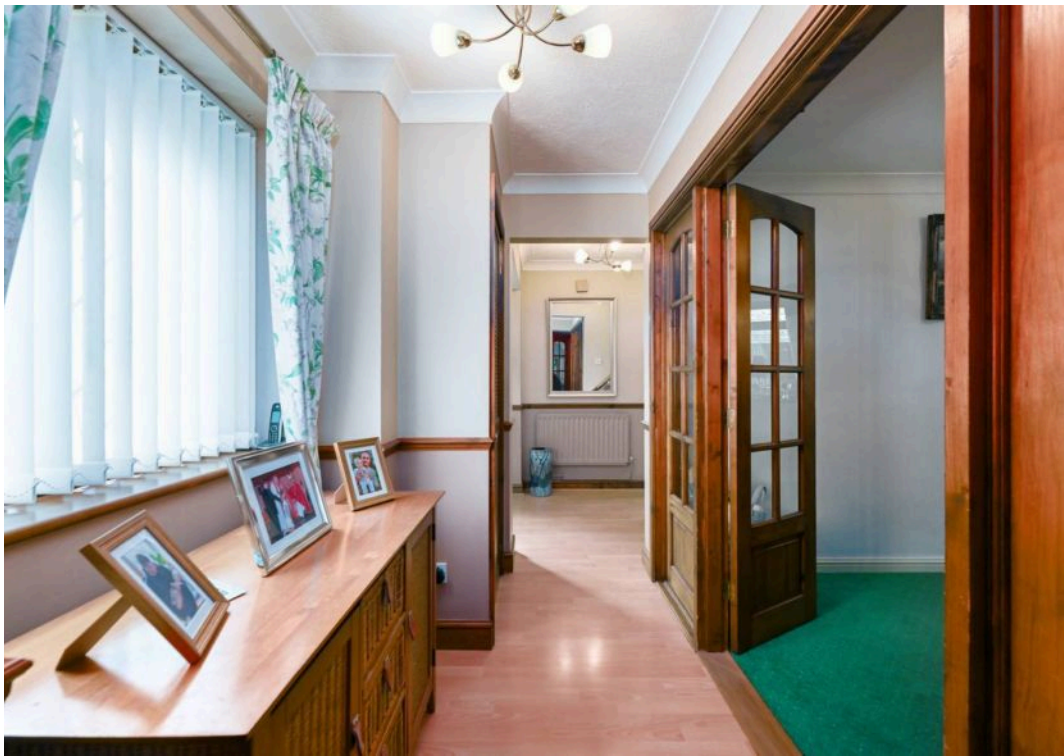
Bathroom

Comprising a whirlpool bath with mixer taps, shower over and glass shower screen, WC, wash basin, extractor fan, shaver socket, radiator, wall and flooring tiling. Window to the side.









Drake Road, TN24

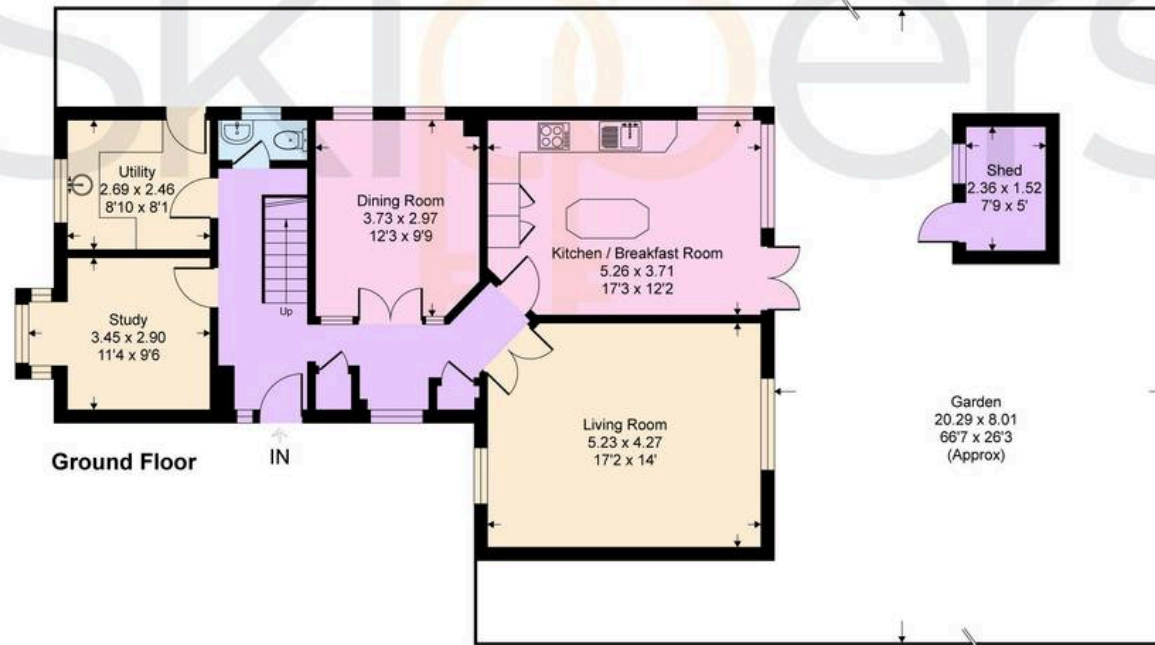
Approximate Gross Internal Area = 153.3 sq m / 1651 sq ft

Approximate Outbuilding Internal Area = 3.6 sq m / 39 sq ft

Approximate Total Internal Area = 156.9 sq m / 1690 sq ft



First Floor



Ground Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.



Skippers Estate Agents – Ashford

5 Kings Parade High Street, Ashford – TN24 8TA

01233 632383

ashford@skippers-ea.co.uk

skippers-ea.co.uk

Skippers

