



15 Colemans Close, Kingsnorth
£475,000

15 Colemans Close

Kingsnorth, Ashford

A beautifully presented 4 bedroom family home, enjoying a corner plot position with generous garden including garden room/cabin & garage and driveway parking for 2 cars.

Council Tax band: E

Tenure: Freehold

- Detached family home
- Home office, Play room, Dining Room or 5th Bedroom
- En-suite to Bedroom 1, built-in wardrobes to 3 bedrooms
- Modern en-suite and recently updated family bathroom
- Ground floor cloakroom
- Landscaped garden with Summer House boasting its own heating source and Air Conditioning
- Garage & driveway parking for 2 cars with further on-street parking available
- Solar panels & Air conditioning within each bedroom and Solar Privacy Glass to all windows



Landing

Doors to each room, loft access, window to the rear, radiator and carpets fitted to the stairs and landing.

Bedroom 1

16' 0" x 9' 4" (4.88m x 2.84m)

Window to the rear, built-in wardrobes, radiator, air conditioning and fitted carpet.

En-suite

Comprising a square shower enclosure with thermostatically controlled shower, WC, wash basin, towel radiator, illuminated and de-misting vanity mirror, partly tiled walls (fully tiled to the shower enclosure) and tiled flooring. Window to the side.

Bedroom 2

13' 2" x 10' 11" (4.01m x 3.33m)

Window to the front, built-in wardrobes, radiator, air conditioning and fitted carpet.

Bedroom 4

10' 11" x 9' 1" (3.33m x 2.77m)

Window to the front, built-in wardrobe, airing cupboard housing hot water cylinder, radiator, air conditioning and fitted carpet.

Bedroom 5

7' 1" x 6' 9" (2.16m x 2.06m)

Window to the rear, radiator and fitted carpet.

Bathroom

Comprising a bath with mixer taps, thermostatically controlled shower and glass screen, WC, wash basin, towel radiator, extractor fan, illuminated and de-misting vanity mirror, tiled walls and flooring.





Entrance Hallway

Composite door to the front, doors to each room, stairs to the first floor, radiator and laminate wood flooring.

Cloakroom

Window to the front, WC, wash basin, radiator, part wall tiling and laminate wood flooring.

Lounge

15' 9" x 10' 0" (4.80m x 3.05m)

Dual aspect with window to the front and doors opening to the garden, radiator and laminate wood flooring.

Office/Bedroom 3

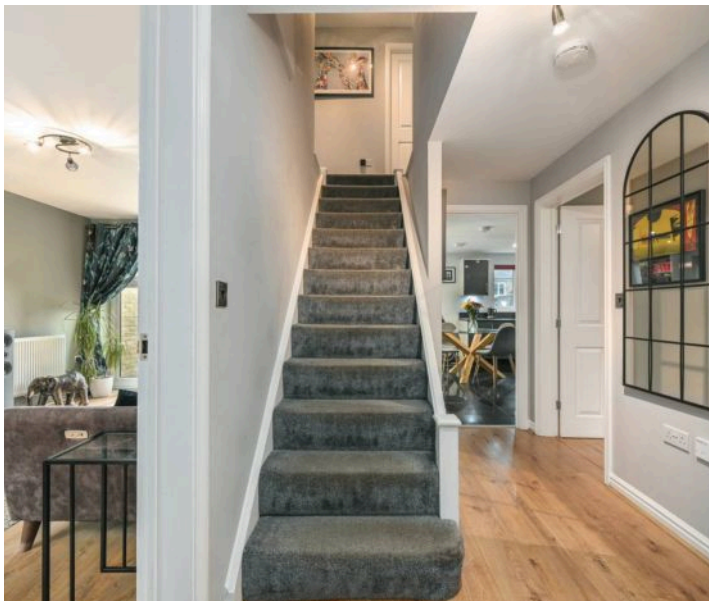
10' 6" x 9' 2" (3.20m x 2.79m)

Window to the front, radiator and laminate wood flooring.

Kitchen/Dining Room

16' 3" x 14' 9" (4.95m x 4.50m)

Comprising matching wall and base units with worksurfaces over, inset Granite sink/drain, built-in appliances including eye-level double oven, 5-ring gas hob with extractor hood above & washing machine. Plumbing and space for free-standing dishwasher and space for fridge/freezer. Under cabinet & plinth lighting, tiled flooring, radiators and windows to the side & rear with doors leading to the garden.









Coleman's Close, TN23

Approximate Gross Internal Area = 112.7 sq m / 1214 sq ft

Approximate Garage Internal Area = 18.7 sq m / 202 sq ft

Approximate Outbuilding Internal Area = 18.2 sq m / 196 sq ft

Approximate Total Internal Area = 149.6 sq m / 1612 sq ft



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.



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