



**15 Northbrooke, Ashford**

Offers in Region of **£475,000**

**Skippers**



# 15 Northbrooke

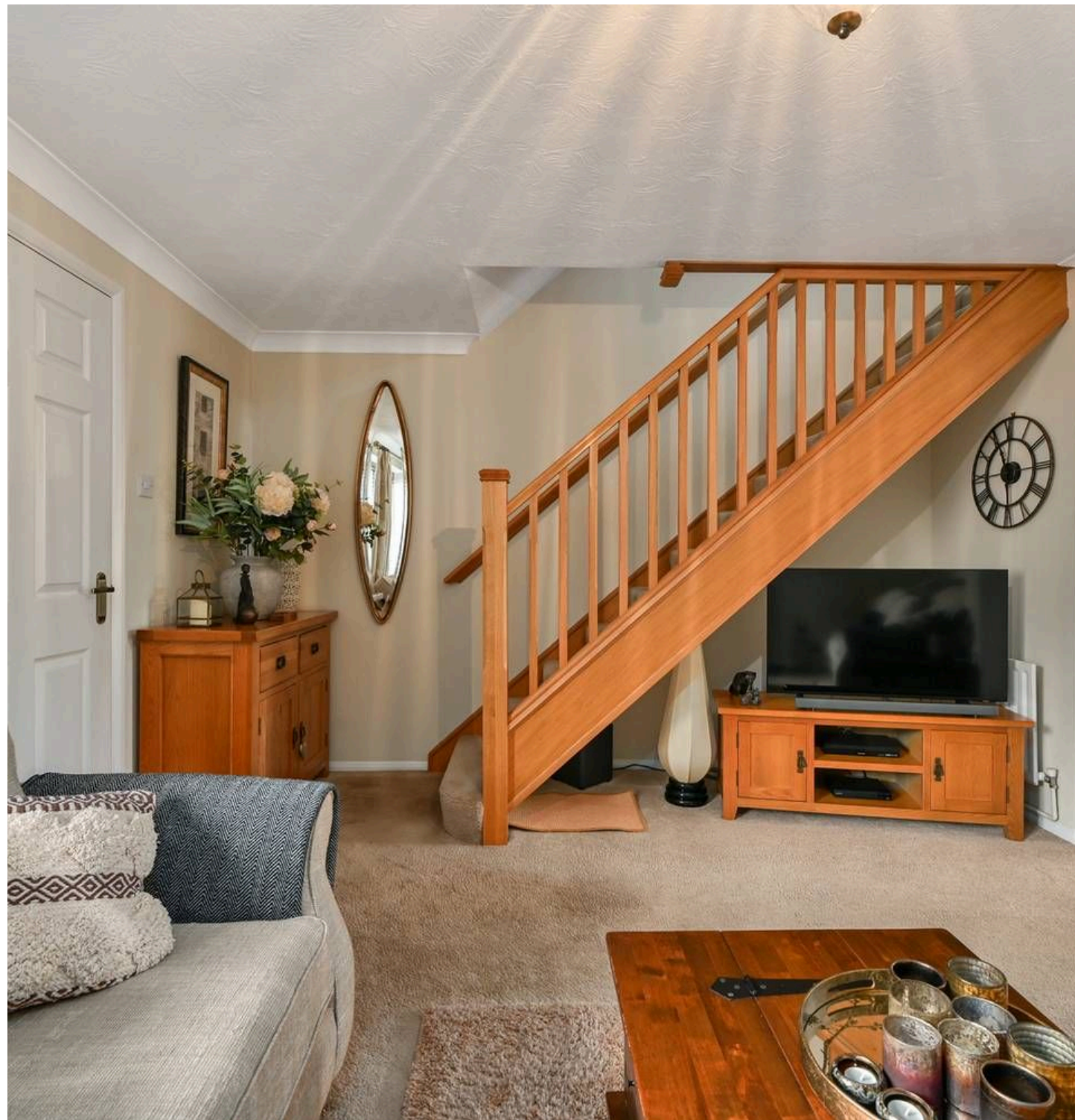
Ashford, Ashford

Immaculate 4-bed link-detached house in quiet cul-de-sac. Spacious layout, 4 receptions, well-appointed kitchen, en-suite master, secluded garden with patio, pergola, storage sheds, and parking for 3. Ideal family haven with easy access to amenities and schools.

Council Tax band: E

Tenure: Freehold

- Spacious & Immaculately Presented Extended 4 Bedroom Detached Family Home
- Secluded Well Maintained Rear Garden
- Quiet Cul De Sac Location
- 4 Receptions Comprising Lounge, Dining Room, Conservatory & Further Reception Room
- Kitchen with Utility Room
- Block Paved Driveway for 3 Vehicles
- Excellent Location for Local Amenities & Access to Grammar Schools (Highworth & Norton Knatchbull)
- En-suite to Master Bedroom in Additional to Family Bathroom & Cloakroom
- Walking Distance to Ashford International Train Station & Town Centre





**Entrance Hall****Cloakroom**

Low level wc, wash hand basin, obscured window to front, locally tiled walls.

**Lounge**

15' 7" x 12' 6" (4.75m x 3.81m)

Carpeted with window to front, log burner and stairs to first floor with recess under.

**Dining Room**

9' 4" x 7' 8" (2.84m x 2.34m)

Double doors through to conservatory, carpeted, leading through to kitchen.

**Kitchen**

15' 0" x 10' 0" (4.57m x 3.05m)

Great range of shaker style cupboards and drawers beneath work surfaces with additional range of wall mounted units, window out look to front and rear, space for range cooker, double stainless steel sink with mixer tap and drainer, integrated Kenwood dishwasher and fridge/freezer.

**Utility Room**

Space and plumbing for washing machine and tumble dryer with window to rear, stainless steel sink with mixer tap, cupboards beneath worksurfaces with additional wall mounted units and further cupboard housing wall mounted boiler.

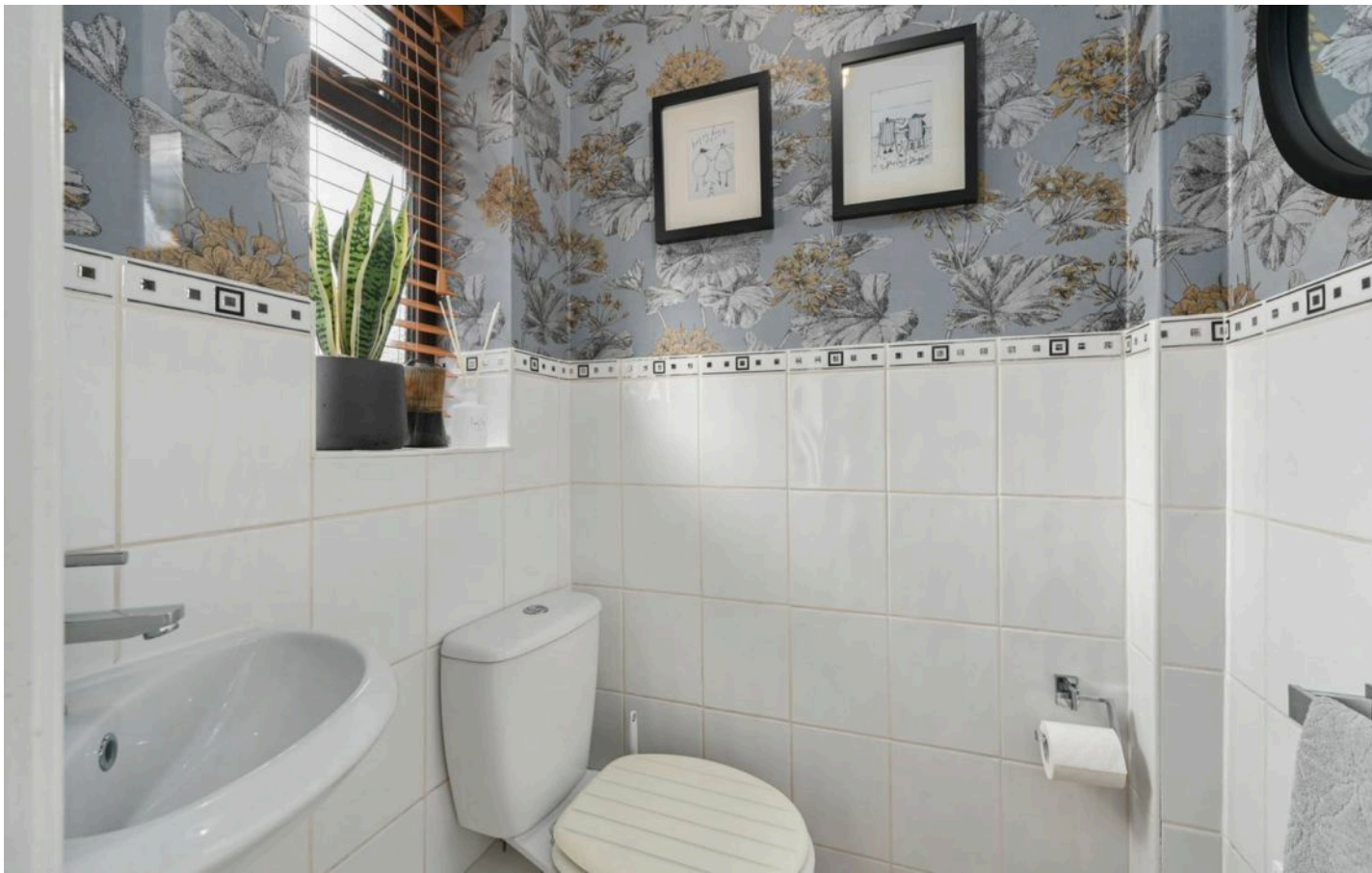
**Reception**

19' 2" x 9' 0" (5.84m x 2.74m)

Carpeted and double aspect with window to front and patio door leading to rear garden with additional window.







### **Conservatory**

16' 0" x 9' 6" (4.88m x 2.90m)

UPVc construction with double doors leading to rear garden.

### **Landing**

Leading to all bedrooms and family bathroom with 2 laundry cupboards.

### **Bedroom**

19' 5" x 15' 2" (5.92m x 4.62m)

Double aspect with windows to front and rear and carpeted.

### **En-suite**

White suite comprising low level wc, wash hand basin with mixer tap and vanity storage under, towel radiator, fully tiled walk in shower and underfloor heating.

### **Bedroom**

11' 6" x 9' 0" (3.51m x 2.74m)

Carpeted with window to rear and built in storage cupboard.

### **Bedroom**

10' 8" x 6' 10" (3.25m x 2.08m)

Window outlook to front, carpeted and built in storage cupboard.

### **Bedroom**

9' 1" x 6' 5" (2.77m x 1.96m)

Window to rear and carpeted.

### **Family Bathroom**

White suite comprising low level wc, wash hand basin with mixer tap, obscured window to rear, towel radiator, p-shaped bath with shower over and shower screen, locally tiled walls and underfloor heating.















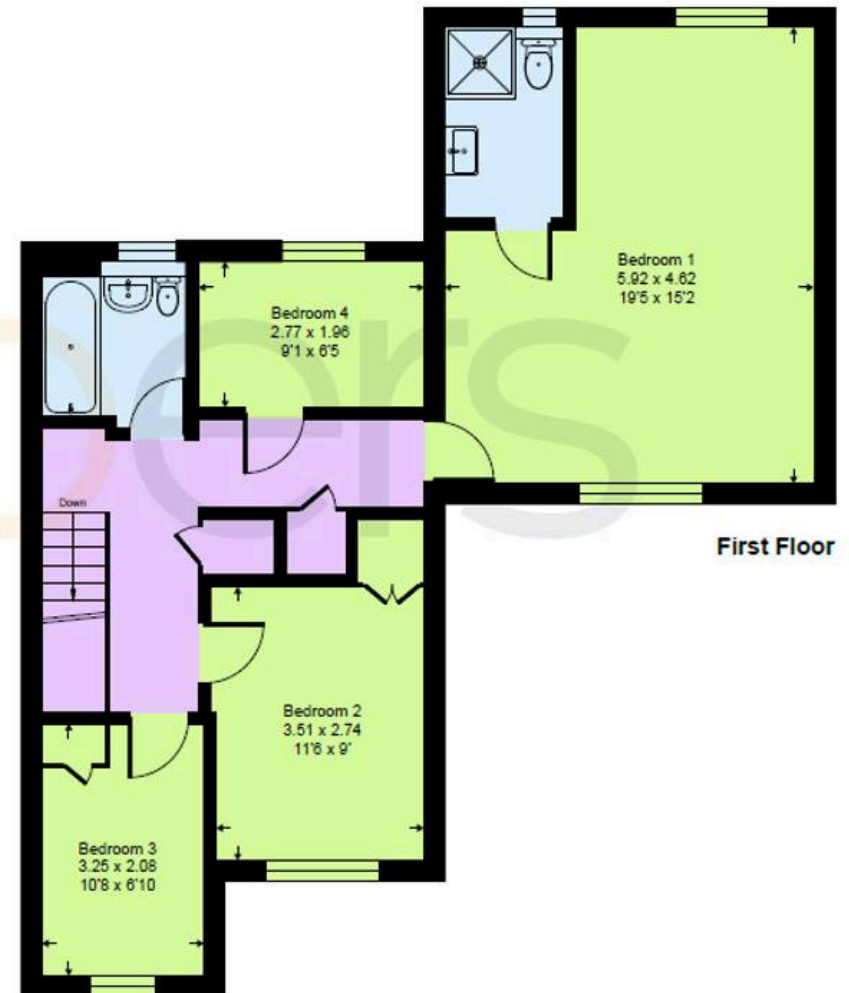
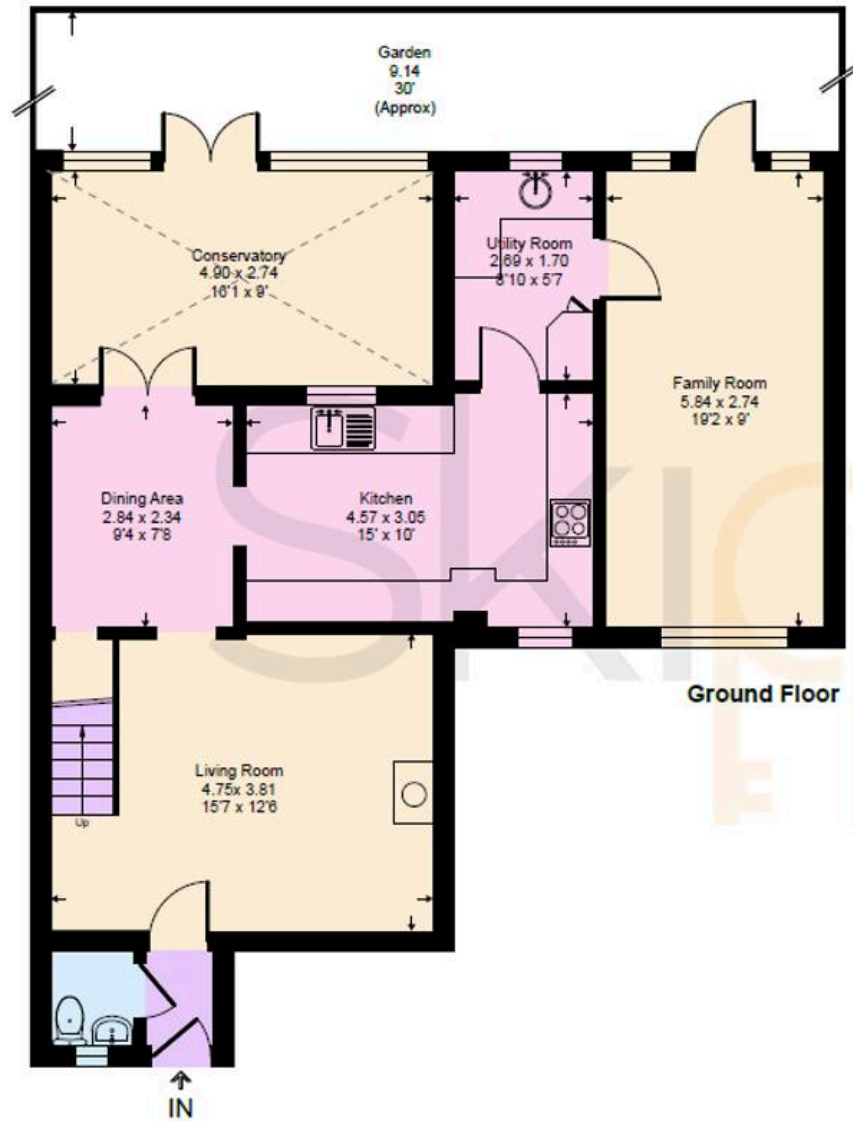






# Northbrooke, TN24

Approximate Gross Internal Area = 149.1 sq m / 1605 sq ft







## Skippers Estate Agents – Ashford

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