



**18 John Dutton Way, Kennington**  
Guide Price £500,000

**Skippers**

# 18 John Dutton Way

Kennington, Ashford

Skippers Estate Agents are pleased to offer this versatile four/five bedroom, four bathroom detached family home in the Little Burton Development in Kennington. .

Council Tax band: F

Tenure: Freehold

- Guide Price £500,000 To £520,000
- Little Burton
- Detached house
- Four/Five Bedroom
- Spacious driveway (off-road parking)
- Private garden
- French doors to garden
- Modern kitchen with integrated appliances
- Modern bathrooms (including en-suite)
- Ample natural light throughout



## Living Room

10' 0" x 15' 11" (3.06m x 4.84m)

The lounge is a well-proportioned and comfortable space, enhanced by a large box bay window at the front that provides excellent natural light and a pleasant outlook over the cul-de-sac. The room features smooth ceilings with recessed spotlights, neutral décor and wood-effect flooring, creating a modern and inviting feel. An internal doorway connects the lounge to the dining room, allowing for a natural flow between the main living areas.

## Dining Room

10' 10" x 12' 1" (3.30m x 3.69m)

The dining room is a bright and versatile space, benefiting from a set of French doors that open directly onto the rear decking and garden. Twin side windows allow additional natural light to flow in, giving the room an open, airy feel. The room features wood-effect flooring, neutral décor, and a generous layout that comfortably accommodates a dining table or could be adapted for alternative uses such as a second reception area, child's playroom or home workspace.

## Kitchen

10' 10" x 14' 9" (3.30m x 4.50m)

The kitchen is a spacious and practical room, offering an extensive range of base and wall units with ample worktop space. A large rear-facing window brings in plenty of natural light and provides a pleasant outlook over the garden. The room includes tiled flooring throughout, space for freestanding appliances, and a designated area for a breakfast table. A door leads directly to the outside, making it convenient for everyday use and garden access.

## Bedroom 5 / Study

8' 2" x 14' 6" (2.50m x 4.41m)

The former garage has been thoughtfully converted into a well-proportioned bedroom/office, featuring a window to the front, a radiator, and its own en-suite shower room.





### Master Bedroom

12' 10" x 15' 0" (3.90m x 4.57m)

The master bedroom is a generous and bright space, enhanced by a large box bay window that provides an attractive outlook and plenty of natural light.

### En suite

The master en-suite is fitted with a corner shower enclosure, a modern vanity unit with inset basin, and a close-coupled WC.

### Family Bathroom

The family bathroom is finished with modern large-format tiles and includes a P-shaped bath with a glazed shower screen, a pedestal wash basin and a close-coupled WC.

### Bedroom Two

10' 8" x 11' 4" (3.25m x 3.45m)

This double bedroom is a well-proportioned and naturally light space, featuring a large window. The room also benefits from direct access to the Jack and Jill en-suite.

### Bedroom Three

10' 2" x 10' 9" (3.10m x 3.27m)

This bedroom is a bright and well-presented space with a rear-facing window that brings in plenty of natural light.

### Bedroom Four

8' 7" x 8' 10" (2.62m x 2.69m)

This is a good-sized bedroom with a pleasant front-facing outlook, allowing plenty of natural light through the large window.

### Jack And Jill Bathroom

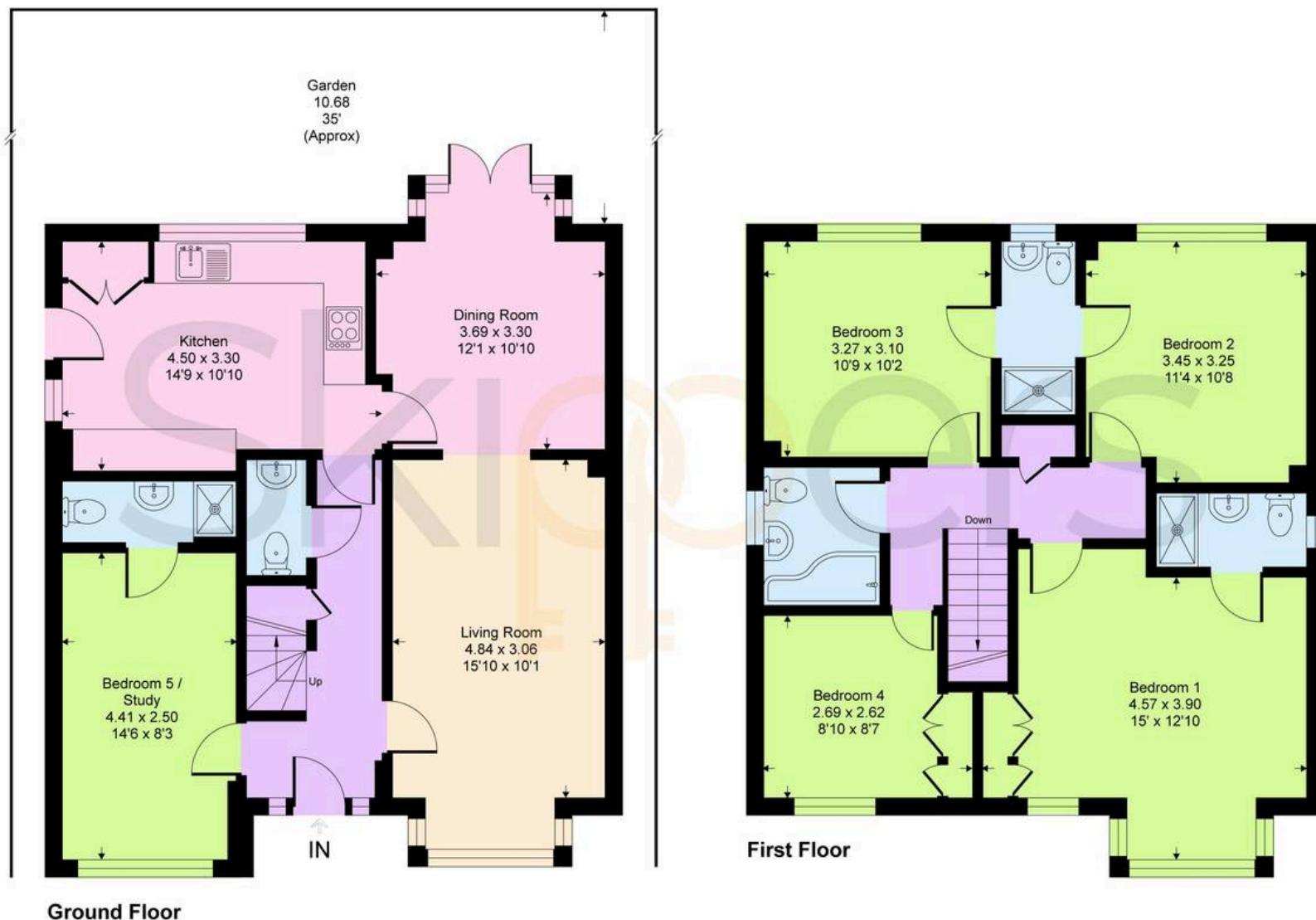
The Jack and Jill en-suite serves both rear bedrooms and includes a wash basin, WC and a separate shower.





# John Dutton Way, TN24

Approximate Gross Internal Area = 131.7 sq m / 1418 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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