



3 Darter Row, Kennington  
£400,000

Skippers

## 3 Darter Row

Kennington, Ashford

Peaceful lakeside living with modern convenience! This family-friendly 3-bedroom home at Conningbrook Lakes offers scenic walks, excellent schools, and easy access to Ashford town centre, shops, and transport links—perfect for families seeking space, style, and a vibrant yet tranquil lifestyle.

Council Tax band: D

Tenure: Freehold

- Spacious 3-bedroom terraced home built in 2021
- Modern kitchen/diner and bright living room
- Main bedroom with fitted wardrobes and en-suite shower room
- Two further double bedrooms and contemporary family bathroom
- Ground floor cloakroom and useful upstairs study area
- Driveway and carport providing off-street parking
- High-quality modern finishes throughout
- Built with remaining 10-year new build warranty for peace of mind
- Located in a peaceful lakeside setting with Conningbrook Country Park on your doorstep
- Excellent access to schools, shops, leisure facilities, and transport links including Ashford International Station



### Hallway

Composite door to the front with sidelight windows, stairs to the first floor with under-stairs storage, radiator and laminate wood flooring.

### Cloakroom

Comprising a WC, wash basin, towel radiator, extractor fan and tiles flooring.

### Living Room

11' 1" x 17' 7" (3.39m x 5.35m)

Window and doors overlooking the garden and leading out, radiator and laminate wood flooring.

### Kitchen/Diner

10' 4" x 15' 5" (3.14m x 4.71m)

Window to the front, radiator and tiled flooring. Range of modern fitted cupboards to the wall and floor with worksurfaces over, inset 1.5 bowl sink/drain, built-in appliances including double eye-level oven/grill, 5-ring gas hob with extractor hood over, dishwasher, mashing machine and fridge/freezer.





### **Landing/Study Area**

Open spacious landing with large window to the front and useful study area, doors to all rooms, storage cupboard, loft access, radiator and fitted carpet to the stairs and landing.

### **Bedroom 1**

10' 10" x 13' 3" (3.29m x 4.04m)

Window to the rear, fitted wardrobes, radiator and fitted carpet.

### **En-suite**

Window to the side, rectangular shower enclosure with pivot opening door, thermostatic shower and tiled walls, WC, wash basin, towel radiator, extraction fan, shaver socket, half height wall tiling and tiled floor.

### **Bedroom 2**

10' 4" x 14' 1" (3.15m x 4.29m)

Window to the front, radiator and fitted carpet.

### **Bedroom 3**

10' 8" x 11' 7" (3.26m x 3.53m)

Window to the front, radiator and fitted carpet.

### **Bathroom**

Window to the rear, bath with mixer tap, thermostatic shower and glass shower screen, WC, wash basin, towel radiator, extractor fan, shaver socket, part wall tiling (fully tiled around the bath) and tiled flooring.









# Darter Row, TN24

Approximate Gross Internal Area = 106.4 sq m / 1146 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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