



8 Cormorant Place, Finberry
£565,000

8 Cormorant Place

Finberry, Ashford

A substantial five-bedroom detached family home arranged over three floors, occupying one of the best positions in Finberry, with an open outlook to the front and farmland to the side. Ideal for families, this home offers a generous living room, impressive open-plan kitchen/diner/family room, four first-floor bedrooms, and a superb top-floor main bedroom suite with luxurious shower room and dressing room/study. Further benefits include a sunny rear garden, garage, driveway parking for two cars, and convenient access to Finberry Primary School.

Council Tax band: F

Tenure: Freehold

- Substantial five-bedroom detached family home
- Arguably one of the best positions in Finberry with an open outlook to the front and farmland to the side
- Accommodation arranged over three floors
- Generously sized living room & Impressive open-plan kitchen/diner/family room
- Separate utility room and ground floor cloakroom
- Four first-floor bedrooms, one with en-suite shower room and fitted wardrobes
- Top-floor main bedroom suite with luxurious shower room and dressing room/study
- Sunny rear garden, garage, and driveway parking for two cars



Hallway

Composite door to the front, stairs to first floor with under-stairs cupboard, doors to each room, radiator and LVT flooring.

Living Room

12' 2" x 18' 1" (3.71m x 5.52m)

Dual aspect with bay window to the front enjoying open views, double doors opening to the garden, inset gas fire with stone fireplace, radiators and fitted carpet.

Kitchen / Dining Room

11' 10" x 25' 7" (3.60m x 7.81m)

Triple aspect with windows to the front and side enjoying the open views with double doors leading to the garden, radiator and LVT flooring. Modern kitchen comprising a range of matching wall and base units with worksurfaces over, inset 1.5 bowl stainless steel sink/drainers, built-in appliances including an eye-level oven/grill, 4-ring gas hob with extractor over, dishwasher and under counter fridge & freezer.

Utility Room

5' 11" x 11' 10" (1.80m x 3.61m)

Window to the rear, range of wall and base units with worksurfaces over, inset sink/drainers, space and plumbing for washing machine, gas central heating boiler, radiator and LVT flooring.

First Floor Landing

Window to the rear, doors leading to all rooms, airing cupboard housing hot water cylinder, radiator and fitted carpet to the stairs and landing. Stairs lead to the second floor.

Bedroom 2

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

En-suite

Window to the front, rectangular shower enclosure with bi-folding door and thermostatic shower, WC, wash basin, shaver socket, extractor, towel radiator, part wall tiling (fully tiled to the shower enclosure) and vinyl flooring.



**Bedroom 3**

10' 8" x 11' 0" (3.25m x 3.36m)

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

Bedroom 4

8' 6" x 11' 0" (2.58m x 3.35m)

Window to the front, radiator and fitted carpet.

Bedroom 5

7' 0" x 8' 9" (2.14m x 2.67m)

Window to the rear, radiator and fitted carpet.

Bathroom

Spacious family bathroom comprising a bath with mixer and taps and hand shower attachment, rectangular shower enclosure with bi-folding door and thermostatic shower, WC, wash basin, shaver socket, extractor fan, towel radiator, partly tiled walls (fully tiled within the shower) and vinyl flooring.

Second Floor Landing

Window to the rear, doors to each room and fitted carpet to the stairs and landing.

Bedroom 1

11' 0" x 12' 8" (3.35m x 3.86m)

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

Shower Room

Modern shower room comprising a rectangular wall-in shower with thermostatic rainfall shower, WC, wash basin, extractor fan, towel radiator, partly tiled walls (fully tiled within the shower) and tiled flooring.

Dressing Room

9' 1" x 12' 8" (2.77m x 3.86m)

Window to the front, radiator and fitted carpet.









Cormorant Place, TN25

Approximate Gross Internal Area = 163.5 sq m / 1760 sq ft
 Approximate Garage Internal Area = 19.9 sq m / 215 sq ft
 Approximate Total Internal Area = 183.4 sq m / 1975 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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