



14 Bluebell Close, Kingsnorth

Offers in Region of £385,000

Skippers

14 Bluebell Close

Kingsnorth, Ashford

Well-presented 3-bed link-detached home in Park Farm. Features lounge, dining room, kitchen, utility, en-suite, garden, driveway, garage, and great access to schools, shops, and transport.

Council Tax band: E

Tenure: Freehold

- Well Presented 3 Bedroom Link-Detached Family Home
- Garage with Driveway Parking for 3 Vehicles
- Rear Garden
- Kitchen/Breakfast Room with Utility Room
- Lounge & Separate Dining Room
- Family Bathroom, En-suite to Master Bedroom & Ground Floor Cloakroom
- Popular Park Farm (Kingsnorth) Location
- Good Access to Local Amenities including Tesco Superstore and Walking Distance to Primary Schools
- Public Transport Links to Ashford Town Centre & International Train Station



Hallway

Stairs leading to first floor, carpeted, doors through to cloakroom, lounge and kitchen/breakfast room.

Cloakroom

Low level wc, wash hand basin with tiled splash back, obscured window to front.

Lounge

16' 1" x 11' 0" (4.90m x 3.35m)

Bay window to front, gas point and door through to dining room.

Dining Room

10' 4" x 8' 10" (3.15m x 2.69m)

Double doors to rear garden, carpeted, door through to kitchen/breakfast room.

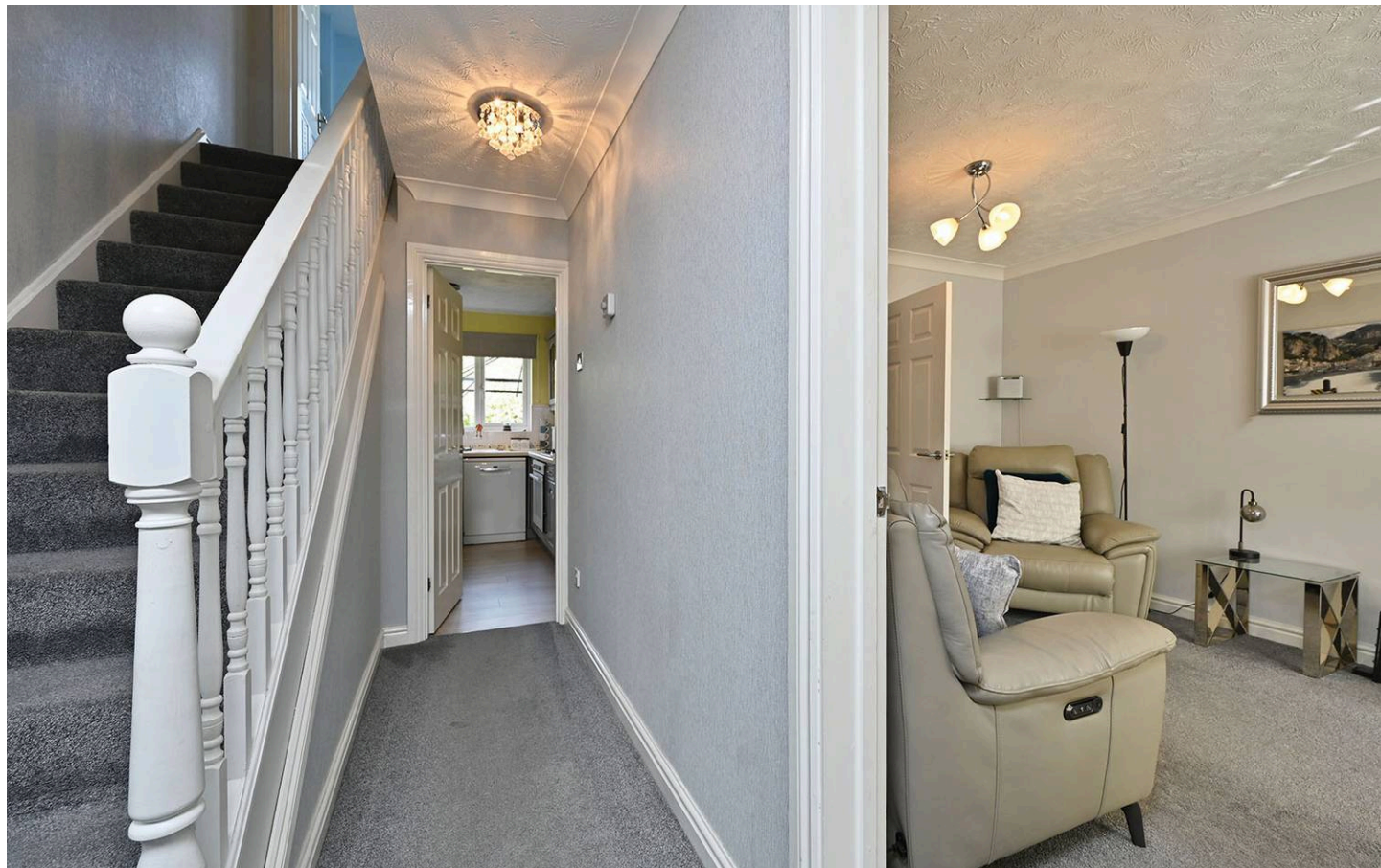
Kitchen/Breakfast Room

16' 11" x 10' 4" (5.16m x 3.15m)

Range of cupboards and drawers beneath work surfaces with additional wall mounted units, under stairs storage cupboard, door and windows leading to rear, 1 and half bowl resin sink with mixer tap and drainer, space and plumbing for dishwasher, 4 ring gas hob with extractor over and low level oven, partially tiled walls, archway through to utility area.

Utility Room

Door through to garage, obscured window to side, wall mounted boiler for hot water and heating, space and plumbing for washing machine, stainless steel sink with mixer tap and drainer, storage cupboard under, partially tiled walls.





Landing

Doors leading to bedrooms, family bathroom, carpeted and airing cupboard.

Bedroom

10' 8" x 8' 8" (3.25m x 2.64m)

Window outlook to rear, carpeted, 2 double built in wardrobes.

En-suite

White suite comprising low level wc, pedestal wash hand basin with tiled splashback, tiled shower cubicle, electric shaver point.

Bedroom

10' 0" x 9' 4" (3.05m x 2.85m)

Carpeted with window to front.

Bedroom

7' 5" x 7' 5" (2.26m x 2.26m)

Carpeted, storage cupboard with window to front.

Family Bathroom

White suite comprising low level wc, pedestal wash hand basin, panelled bath with mixer tap and shower attachment, partially tiled walls, obscured window to rear and shaver point.








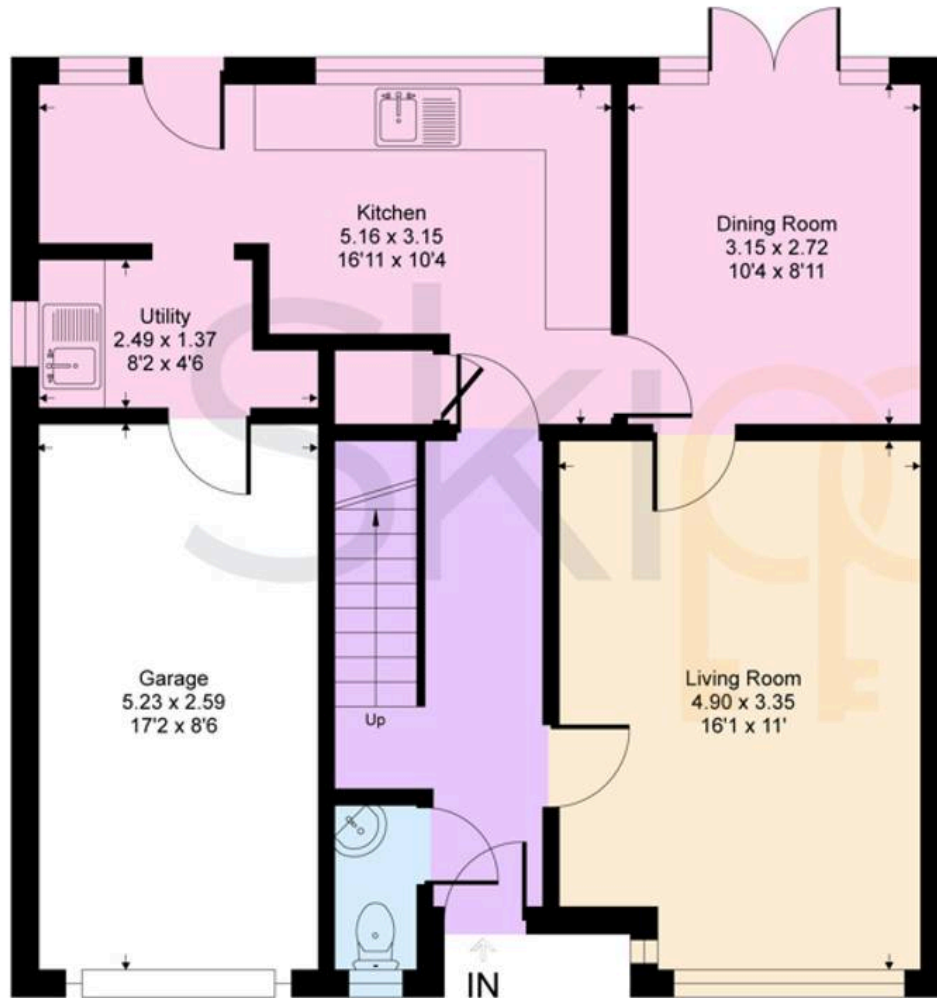


Energy Efficiency Rating

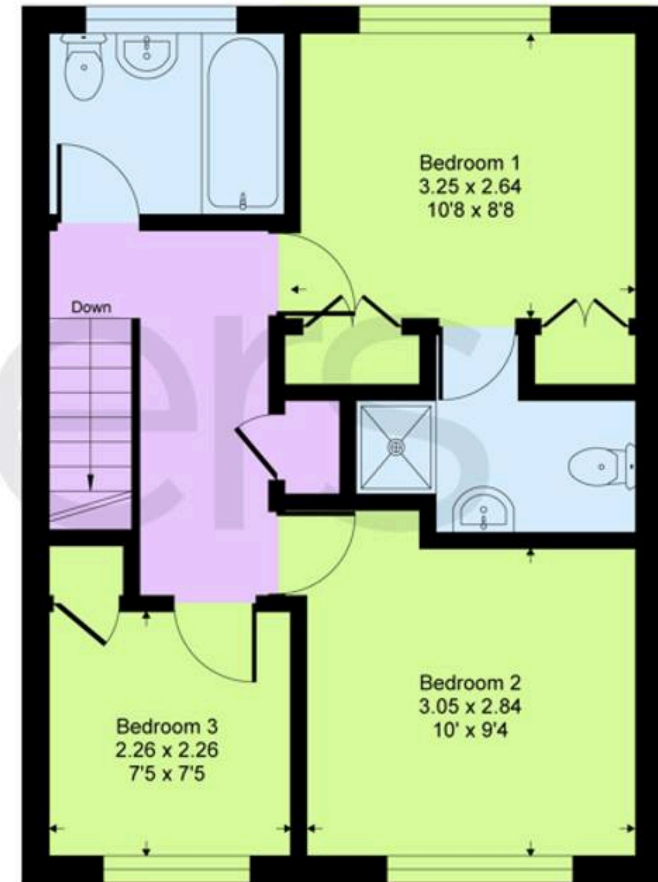
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC 	

Bluebell Close, TN23

Approximate Gross Internal Area = 92.9 sq m / 1000 sq ft
Approximate Garage Internal Area = 13 sq m / 141 sq ft
Approximate Total Internal Area = 105.9 sq m / 1141 sq ft



Ground Floor



First Floor

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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