



## 22 Wellingtonia Close, Willesborough

In Excess of £600,000

Skippers

## 22 Wellingtonia Close

Willesborough, Ashford

Modern five-bed detached home in Willesborough, built 2023 with NHBC warranty. Two en-suites, study, open-plan kitchen, landscaped garden, double carport, close to hospital, A20, M20, Tesco. Council Tax band: F

Tenure: Freehold

- Substantial Detached Family Home
- 2023 Construction with Balance of 10 yr. NHBC
- 5 Bedrooms
- Family Bathroom, En-suites to 2 Bedrooms and Ground Floor Cloakroom
- Parking Provided for 3 Vehicles by way of a Double Carport and Driveway
- Lovely Open Plan Kitchen/Diner with additional Utility Room
- Lounge & Study
- Overlooking Green
- Popular Willesborough Location, Conveniently Located for William Harvey Hospital, A20 & M20 as well as Tesco Superstore
- Enclosed Rear Garden



### Hallway

With stairs to first floor, understairs storage cupboard, doors through to lounge, study, kitchen/diner and cloakroom.

### Cloakroom

Low level wc, pedestal wash hand basin with mixer tap, obscured window to side, heated towel radiator.

### Living room

15' 2" x 14' 9" (4.62m x 4.50m)

Bay window to front.

### Study/Office

8' 11" x 8' 2" (2.72m x 2.49m)

Window outlook to front.

### Kitchen/Diner

31' 0" x 11' 10" (9.45m x 3.61m)

Good range of cupboards and drawers beneath work surfaces with additional wall mounted units, ceramic 1 and half bowl sink with mixer tap and drainer, integrated fridge, freezer, Zanussi dishwasher, gas hob with extractor over, double eye level oven, inset spotlights, window to rear and side, bifold doors leading to rear garden and breakfast bar.

### Utility Room

Door leading to side, space and plumbing for washing machine and further space for tumble dryer, storage cupboards beneath work surface, further large storage cupboard/pantry, cupboard housing wall mounted boiler for hot water and central heating.





### Landing

Window to front, airing cupboard, loft access, doors through bedrooms and family bathroom.

### Bedroom

15' 5" x 14' 9" (4.70m x 4.50m)

Bay window outlook to front, built in wardrobes with sliding doors one of which is mirrored.

### En-suite

Low level wc, wash hand basin with mixer tap, fully tiled shower cubicle, obscured window to side, heated towel radiator, partially tiled walls.

### Bedroom

12' 1" x 10' 2" (3.68m x 3.10m)

Window outlook to rear.

### En-suite

Low level wc, wash hand basin with mixer tap, fully tiled shower cubicle, heated towel radiator, partially tiled walls.

### Bedroom

11' 4" x 10' 2" (3.45m x 3.10m)

Window outlook to front.

### Bedroom

10' 2" x 8' 5" (3.10m x 2.57m)

Window outlook to rear.

### Bedroom

10' 1" x 8' 5" (3.07m x 2.57m)

Window outlook to rear.

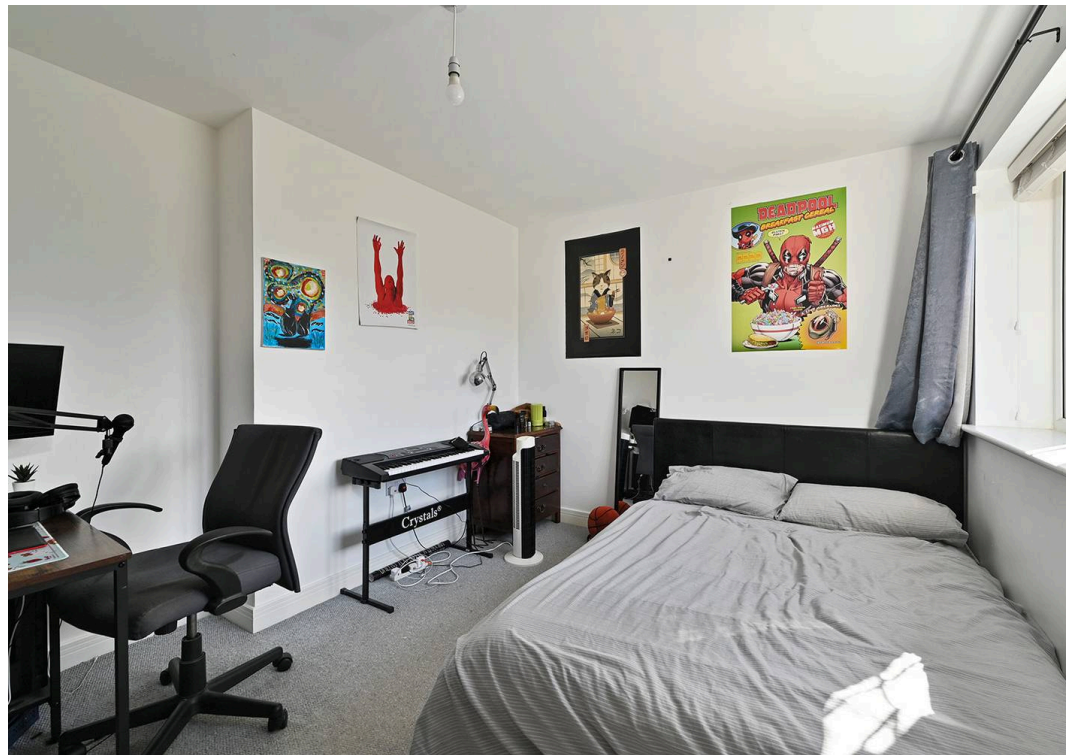
### Family Bathroom

White suite comprising low level wc, pedestal wash hand basin with mixer tap panelled bath with mixer tap, shower over and shower screen, obscured window to side, partially tiled walls.









# Wellingtonia, TN25

Approximate Gross Internal Area = 169.4 sq m / 1824 sq ft

Approximate Carport Internal Area = 33.9 sq m / 365 sq ft

Approximate Total Internal Area = 203.3 sq m / 2189 sq ft



Ground Floor

First Floor



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