



45 Acorn Close, Kingsnorth
£500,000

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Kingsnorth, Ashford

Situated within a quiet cul-de-sac on the popular Park Farm development, this beautifully presented four-bedroom detached home has been modernised by the current owners and offers spacious, versatile accommodation throughout. Featuring a generous kitchen/dining room, separate living room, home office/fifth bedroom, utility room, en-suite to the principal bedroom and off-road parking, this is a fantastic family home within walking distance of schools, local amenities and excellent transport links.

Council Tax band: F

Tenure: Freehold

- Four-bedroom detached family home
- Quiet cul-de-sac position within Park Farm
- Beautifully modernised and exceptionally well presented
- Spacious kitchen/dining room with French doors to the garden
- Separate living room
- Converted garage providing a home office, playroom or potential fifth bedroom
- Utility room and downstairs cloakroom
- Principal bedroom with en-suite shower room
- Private, low-maintenance rear garden
- Off-road parking for several cars and excellent access to schools, amenities, the M20 and Ashford International Station



Hallway

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

Cloakroom

Comprising a WC, wash basin, extractor fan, wall and floor tiling.

Study/Play Room

8' 3" x 10' 3" (2.51m x 3.12m)

Window to the front, radiator and laminate wood flooring.

Living Room

10' 11" x 16' 8" (3.32m x 5.09m)

Bay window to the front, double doors leading into Kitchen/Dining Room, radiator and laminate wood flooring.

Kitchen/Dining Room

26' 6" x 10' 3" (8.07m x 3.13m)

Windows to the rear and doors opening to the garden, door to Utility Room, radiator and laminate wood flooring. Modern fitted kitchen comprising matching wall and base units with work surfaces over, 1.5 bowl inset stainless steel sink/drain, built-in appliances including a double electric eye-level oven, 6-ring gas hob with extractor hood above and dishwasher.

Utility Room

Door to the side, plumbing and space for washing machine and tumble dryer, space and plumbing for American style fridge/freezer, radiator and laminate wood flooring.





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Landing

Doors to all rooms, loft access, cupboard housing hot water cylinder, radiator and carpet to the stairs and landing.

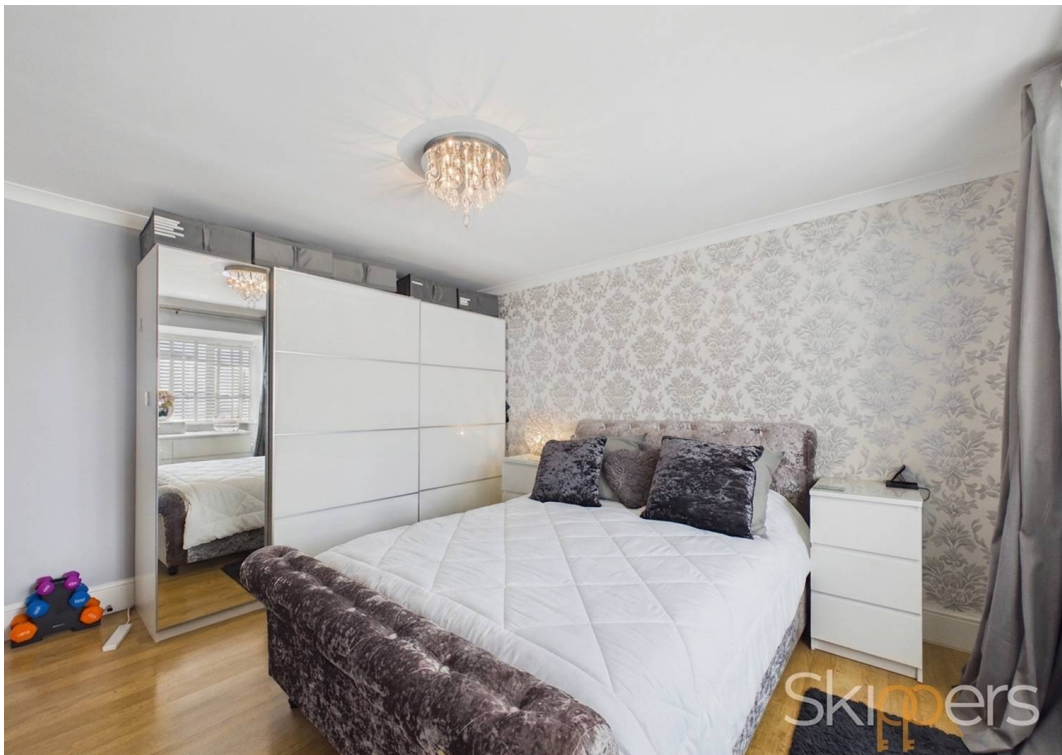
Bedroom 1

10' 10" x 15' 8" (3.31m x 4.77m)

Bay window to the front, radiator and laminate wood flooring.

En-suite







Ground Floor



First Floor





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