



12 Lovelace Court, Bethersden
£650,000

12 Lovelace Court

Bethersden, Ashford

A four bedroom family home, situated within a sought-after position in the village, close to amenities and available for sale with no onward chain.

Council Tax band: G

Tenure: Freehold

- Four bedroom detached home
- Sought after village location
- Views over Farmland to the rear
- Double detached garage with parking for 4 cars on the driveway
- Three reception rooms (Lounge, Dining Room & Study)
- Kitchen & Separate Utility Room
- New bathrooms installed in 2023 (family bathroom & ensuite)
- No onward chain
- New boiler in 2019
- New windows throughout & bi-folding doors in 2019
- New hot water cylinder in Sept 2023
- Bethersden Primary School OFSTED Rating Good in July 2023



Accommodation (see floorplan for room sizes)

Situated within a sought after position within the village, tucked away within a cul-de-sac setting, this four-bedroom family home has been well-loved over the years. Recently the current sellers have had the bathrooms replaced, a new hot water cylinder installed and within the last 5 years, a new boiler and windows (including bi-folding doors) have been installed too. Positioned overlooking farmland to the rear, there is a lovely feeling of privacy and space whether in the garden or looking out. There is plenty of parking on the driveway and the garage could be converted (subject to necessary consents) if desired. Each of the bedrooms are good-sized double's and all feature fitted wardrobes too.

Ground Floor

The ground floor comprises a spacious entrance hallway with stairs to the first floor, under stairs cupboard and doors to each of the rooms. The living room enjoys a dual aspect with bi-folding doors opening to the garden and leads through into the dining room. The kitchen overlooks the garden and comprises a plethora of fitted units with Granite work surfaces, 6-ring gas cooker (Smeg), built-in fridge/freezer and plumbing for a dishwasher. Within the utility room there is space for a tumble dryer and plumbing for a washing machine. Round off the ground floor is the study and downstairs WC.

First Floor

Up on the first floor are each of the bedrooms and the family bathroom. All of the bedrooms are generous in their proportions, and all benefit from built-in wardrobes too. The main bedroom faces the rear, overlooking the garden and enjoys a lovely farmland view to the rear. There is also an en-suite shower room to the main bedroom. The family bathroom is to the front and comprises a three-piece suite with a shower over the bath, WC and wash basin. Within the last both the bathroom and en-suite have been modernised.

Garage & Parking

On the driveway there is space to park up to four cars with ease, whilst the double garage would allow for parking a further two vehicles securely if required. The garage has



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On the driveway there is space to park up to four cars with ease, whilst the double garage would allow for parking a further two vehicles securely if required. The garage has power and lights and could be converted to a home office/gym or garden room in time if required (subject to necessary planning consents).

Outside

The garden to the rear faces approximately NW, backing onto farmland and with a lovely private feel. Mostly laid to lawn with a patio adjacent to the rear of the house and pathway leading along the side. To the front of the house the garden has been enclosed giving some further private outside space. Mostly laid to lawn also with some planted borders.

Services

Mains water, drainage, electricity and gas. EPC rating: TBC (). Local Authority: Ashford Borough Council. Council Tax Band: G

Location Finder

what3words:///ironclad.longingly.fans



REAR GARDEN

GARAGE

Double Garage

DRIVEWAY

4 Parking Spaces







Ground Floor

Approx. 64.9 sq. metres (698.2 sq. feet)



First Floor

Approx. 66.2 sq. metres (712.9 sq. feet)



Total area: approx. 131.1 sq. metres (1411.1 sq. feet)

Plans are for layout purposes only and not drawn to scale, with any doors, windows and other internal features merely intended as a guide.
Plan produced using PlanUp.