



## 25 Honeysuckle Avenue, Willesborough

Offers in Region of £500,000



# 25 Honeysuckle Avenue

Willesborough, Ashford

Newly constructed 2021 4-bed detached home in prestigious Hinxhill Development. Modern luxury throughout with upgraded kitchen, ample parking, and NHBC guarantee. Low maintenance garden with decked area. Ideal for luxurious living and entertainment. Close to amenities and transport links.

Council Tax band: E

Tenure: Freehold

- Located within Hinxhill Development and Constructed in 2021
- Multitude of Enhancements by Current Owners
- Double aspect Lounge with bi-fold doors to rear garden
- Tandem car port to side
- Spectacular low maintenance rear garden
- Conveniently located for William Harvey Hospital and easy access to transport links
- Newly upgraded Nobilia Kitchen
- Plantation Shutters on all Windows
- Balance of NHBC
- Immaculately Presented 4 Bedroom Detached Family Home





### Hallway

With luxury LVT flooring, stairs to first floor with under stairs storage cupboard.

### Cloakroom

With low level wc and wash hand basin.

### Lounge

21' 11" x 11' 10" (6.68m x 3.61m)

Double aspect with bay to front and bi-folding doors leading to spectacular garden. LVT flooring and bespoke wood cladding with custom media walls housing Samsung Frame TVs.

### Kitchen/Diner

21' 11" x 11' 4" (6.68m x 3.45m)

Custom designed German kitchen from Nobilia incorporating AEG appliances, wine cooler and a state of the art Bora induction hob with central extraction. The bespoke Decton worktops from Italy have been fitted with a waterfall edge and are stain, scratch and heat resistant. The sink houses Quooker's QUBE system which provides the home with not only ice cold filtered water but also sparkling or boiled water. The room is triple aspect with windows to front side and rear and benefits from LVT flooring and further bespoke wood cladding with custom media wall housing Samsung Frame TVs.

### Utility Room

With window to rear, full size washer and dryer alongside a bespoke laundry cupboard.

### Landing

With bespoke wood cladding and large mirror.

### Bedroom

11' 4" x 9' 7" (3.45m x 2.92m)

With window to rear and double mirror fronted wardrobes.

### En-suite Shower Room

Window to rear, white suite comprising low level wc, wash hand basin and fully tiled shower.

### Bedroom

11' 10" x 9' 7" (3.61m x 2.92m)





## **GARDEN**

Generously sized rear garden laid with artificial grass for ease of maintenance surrounded by a large multi level decked area perfect for entertaining dining and entertaining and gates side access.

## **CAR PORT**

2 Parking Spaces

Open car port providing parking for 2 vehicles.









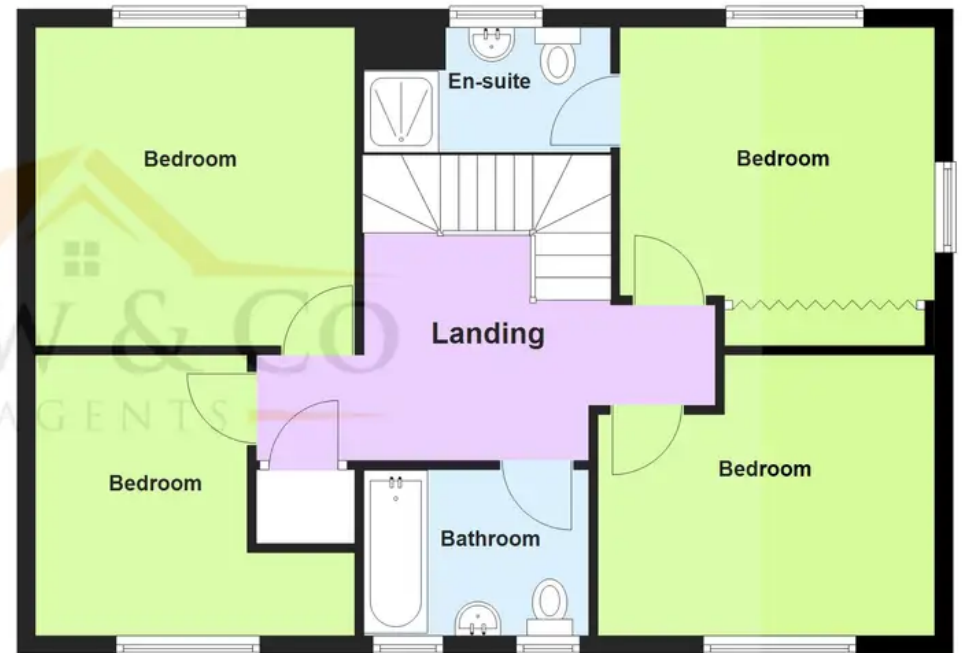
### Ground Floor

Approx. 67.1 sq. metres (722.1 sq. feet)



### First Floor

Approx. 66.6 sq. metres (716.8 sq. feet)



Total area: approx. 133.7 sq. metres (1438.9 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.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and purchasers are advised to satisfy themselves as to the working order and condition, if a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.

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