



## Nuthatch Drive, Finberry

Offers Over £300,000

# 48 Nuthatch Drive

Finberry, Ashford

Stunning 2-bed semi-detached house in sought-after Finberry development. Thoughtfully designed living space, ideal for first-time buyers or investors. Generous bedrooms, luxury bathroom, low maintenance west-facing garden, and two parking spaces. NHBC cover until June 2027.

Council Tax band: C

Tenure: Freehold

- Offers over £300,000
- No onward chain
- Two bedroom semi detached house
- Popular Finberry development
- Two allocated parking spaces
- Well presented throughout
- Set in a quiet courtyard location away from the road
- Downstairs cloakroom
- West facing low maintenance rear garden
- Ideal for an investor or first time buyer
- NHBC cover until the 4th June 2027



### Lounge

16' 2" x 16' 5" (4.92m x 5.01m)

Composite entrance door. LVT flooring. Bay window to the front with wooden shutters. Two radiators to the wall. Under stairs storage cupboard.

### Kitchen

6' 8" x 7' 0" (2.04m x 2.14m)

LVT flooring. Window to the rear. Inset spotlights. Work surface with splash back. Metal one and a half sink and drainer. Gas hob and oven with overhead extractor. Integral fridge freezer. Wall and floor storage units with under cupboard spot lamps. Sumo water softener.

### Utility Room

6' 4" x 5' 7" (1.92m x 1.71m)

Composite door leading to the rear garden. LVT flooring. Radiator to the wall. Worksurface with splashback and a metal sink and drainer. Space for a washing machine and dishwasher. Wall and floor storage units. Potterton Promax Ultra gas boiler.

### Wc

LVT flooring. Window to the rear. Radiator to the wall. Part tiled walls. Inset spot lamp. W.C and handbasin.

### Landing

Carpet laid to floor.

### Family Bathroom

8' 0" x 7' 3" (2.43m x 2.22m)

Tiled floor. Part tiled walls. Window to the rear. Inset spot lamps. Heated towel radiator. Shower cubicle, Bath with a hair washing shower attachment, W.C and washbasin.

### Bedroom

10' 0" x 12' 5" (3.05m x 3.79m)

Carpet laid to floor. Window to the front with wooden shutter blinds. Radiator to the wall. Built in double wardrobe.

### Bedroom 2

12' 5" x 8' 8" (3.78m x 2.64m)

Carpet laid to floor. Window to the rear. Radiator to the wall. Loft access.



### **FRONT GARDEN**

East facing front garden with an overhead porch canopy, block paved pathway and side access to the rear garden.

### **REAR GARDEN**

Low maintenance West facing rear garden with a block paved patio area, artificial grass, raised flower beds and a wooden shed. There is access to the front via a gate to the side.

### **ALLOCATED PARKING**

2 Parking Spaces

Two allocated parking spaces to the front.

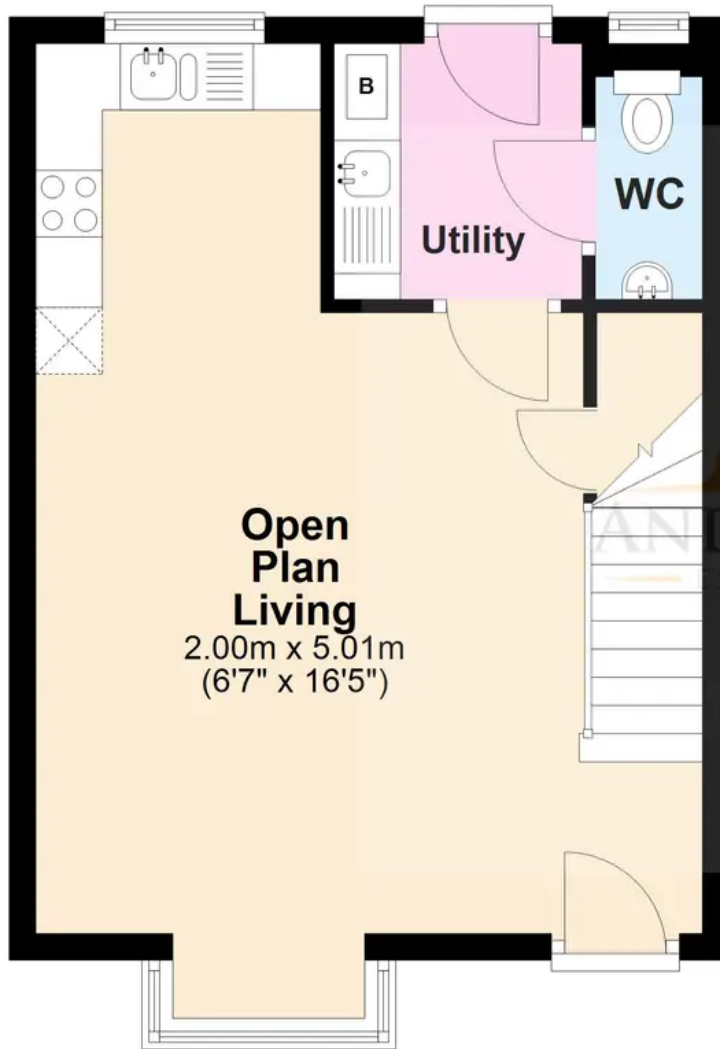






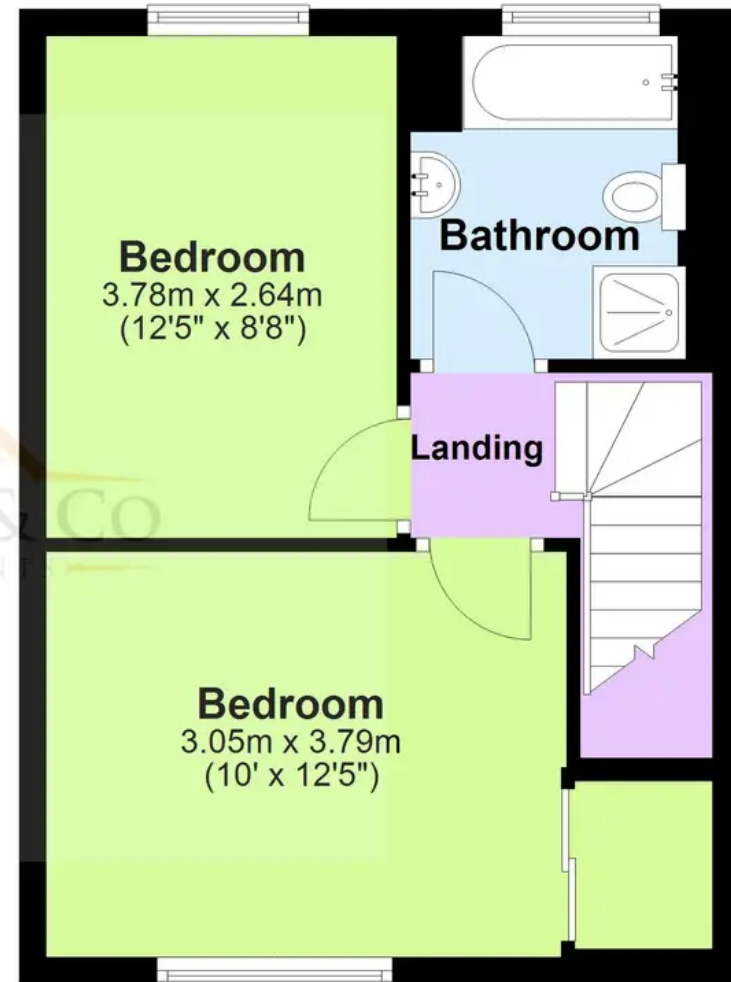
## Ground Floor

Approx. 34.1 sq. metres (367.5 sq. feet)



## First Floor

Approx. 34.3 sq. metres (369.4 sq. feet)



Total area: approx. 68.5 sq. metres (736.9 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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