



**Viburnum Close, Godinton Park, Ashford, Kent, TN23 3LD**

**Guide Price £280,000**

From this home you can enjoy the most wonderful views across farmland to the village of Great Chart, These are views that you are unlikely to ever get bored of. Yet at the same time you are in no way isolated,

Being on the popular Godinton Park development offers many conveniences. primary school, food shopping, pub restaurant and bus stops. Many would consider the location to be within walking distance of Ashford Town Centre.

The house is semi detached with an allocated parking space directly to the rear and a GARAGE en bloc very close by. The property has been attractively presented and the garden, although inspired by hotter climates, has been designed for ease of maintenance.

### **Entrance Porch**

Double glazed entrance door and further double glazed door to

### **Entrance hall**

Stairs to 1st floor opening though to

### **Lounge/dining room 23'8 x 11'8 (7.21m x 3.56m)**

Large double glazed window to front taking advantage of the attractive views, french doors to rear opening on to garden, radiator under stairs storage cupboard, radiators door to

### **Kitchen 10'8 x 7'8 (3.25m x 2.34m)**

Double glazed window and exterior door to rear, modern fitted kitchen units, wall and base cupboards, work surface, sink unit,

### **1st floor landing**

Double glazed window to side, hatch to loft space ( housing recently fitted central heating boiler ) built in storage cupboard, doors to

### **Master Bedroom 12'8 x 9'4 (3.86m x 2.84m)**

Double glazed window to front with country views, rad

### **Bedroom 9'4 x 9'3 (2.84m x 2.82m)**

Double glazed window to rear, built in mirrored wardrobes, radiator

### **Bedroom 6'11 x 6'5 (2.11m x 1.96m)**

Double glazed window to front, with views over countryside, radiator, shelved cupboard

### **Bathroom**

Double glazed window to rear modern suite with bath, shower and screen sink unit and WC, wall and floor tiling, heated towel rail.

### **Exterior**

Colourful rear garden - Mediterranean/Caribbean inspired with border fences painted grey, Flamenco stones for ease of maintenance. Pathway to rear gate and garden studio. timber decking. GARAGE en bloc and allocated parking space. Small secluded lawn at the front - a place to sit and enjoy the country side views.



