



Old Orchard, Singleton, Ashford, Kent, TN23 4PY

Guide Price £350,000

Not your ordinary DETACHED home- This house stands out for many reasons! with FOUR bedrooms, an extension that adds a super size master bedroom, study and downstairs WC, along with a separate upstairs shower room and bathroom. A large garden that wraps around the the house - It's a house you wouldn't want to miss.

The owners have put a lot of effort into making this house a home, keeping it modern and well presented. On the ground floor you walk through the porch into a large lounge at the front of the house, open plan kitchen/diner looking over the garden as well as a downstairs toilet and study. On the first floor there are THREE DOUBLE bedrooms, a good sized single, a separate bathroom with window and a further shower room. At the front of the house there is a garage and room for plenty of parking.

Porch

Tiled grey flooring

Lounge 17'11 x 10'8 (5.46m x 3.25m)

Neutral magnolia walls, laminate flooring, feature fire place door leading to

Kitchen 17'11 x 11'5 (5.46m x 3.48m)

Neutral coloured tile flooring, grey worktops, oak effect cupboard doors, stainless steel sink, window to rear, under stairs storage, sliding doors leading to garden, stairs leading to bedrooms

Playroom/study 8' x 6'8 (2.44m x 2.03m)

Laminate flooring, window to rear

Downstairs WC

Beige half tiled walls, WC, wash hand basin

Bathroom

Beige fully tiled bathroom, bath/shower, sink, window to rear, heated towel rail

Master Bedroom 17'6 x 8'3 (5.33m x 2.51m)

White wood effect flooring, two windows to rear, over stairs storage, patterned wall paper feature wall

Bedroom Two 10'10 x 7'7 (3.30m x 2.31m)

Wood effect floor, radiator, window to front, magnolia walls, fully tiled shower

Bedroom Three 10'8 x 7'8 (3.25m x 2.34m)

wood effect laminate flooring, two windows to front, blue feature wall

Bedroom Four 7'10 x 7'1 (2.39m x 2.16m)

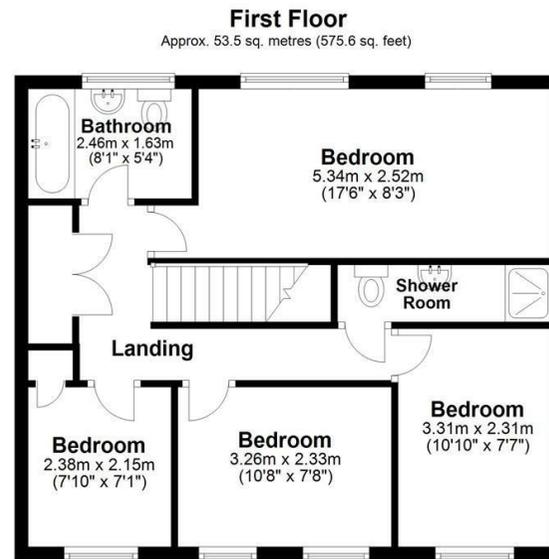
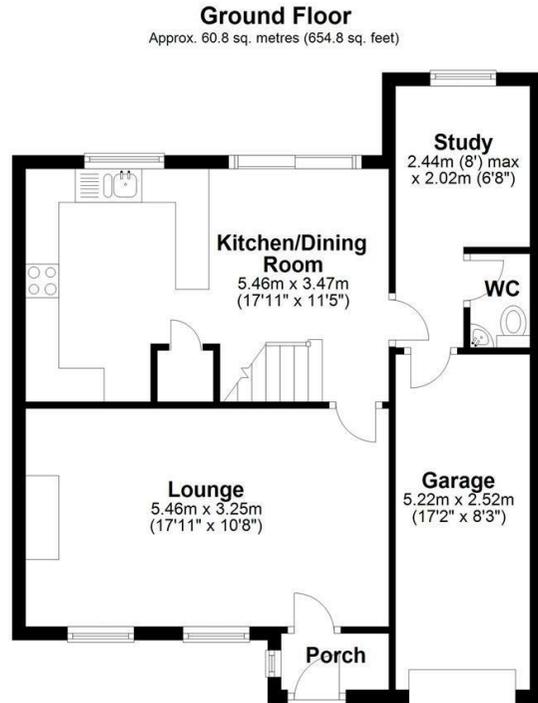
Magnolia walls, beige carpets, storage cupboard, window to front

Shower room

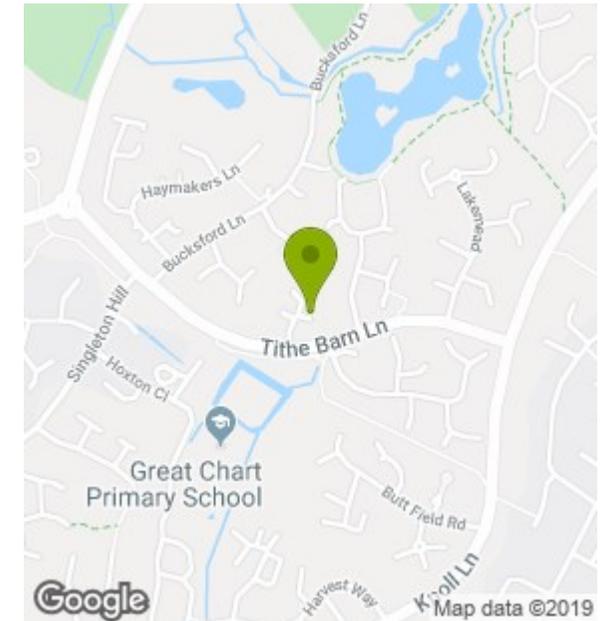
Fully tiled shower, WC, wash hand basin, beige tiled flooring, magnolia walls

Exterior

The gardens wrap around the rear side and front of the house, mainly laid to lawn with a large patio to the rear. There is a driveway to the front provide side by side parking and access the garage.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
 Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
70	82	66	78

Energy Efficiency Rating: A (82 plus), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).
 Environmental Impact (CO₂) Rating: A (82 plus), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).

England & Wales EU Directive 2002/91/EC

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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