

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and an illustration purpose which may not be to scale. If there are any important matters likely to affect your decision to buy please contact us before viewing the property.

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EPC Rating:
C



This wonderfully spacious home sits within the highly sought-after Highland Park development in Singleton, along a quiet no-through road, and is most popular amongst families with a choice of two primary schools within just a short walk; Great Chart Primary School & The John Wesley Academy. Built in 2008, these homes were built for the modern family, with accommodation spanning three floors and enjoying generous room sizes throughout.

The layout of this home may be unlike anything else you have seen, with bedrooms on both the ground and second floor, and the main living space occupying the first floor. You enter a spacious hallway with stairs leading to the first floor, and doors to two of the bedrooms. The main master bedroom

is located on the ground floor and is rather impressive in its size, boasting two fabulous Sharps fitted wardrobes and ensuite (Jack & Jill) bathroom, featuring Spa bath, walk-in an Aqualisa waterfall shower and underfloor heating. The second bedroom on this floor is equally as generous in proportion, and too benefits from fitted Sharps wardrobes. Head upstairs to the first floor where you will find the main living space; a lovely kitchen/dining room, living room, utility room and cloakroom/WC. The sellers have recently updated and modernized the kitchen, installing a sleek and well-designed space, enjoying ample cupboards and composite worksurfaces. Within the kitchen are also some integrated appliances, including an electric double oven, 5-bruner gas hob and dishwasher. There is also a plumbed-in

- Five-bedroom detached family home
- Located within close walking distance of Great Chart Primary School
- Off street parking to the front for three cars

free-standing American-style fridge/freezer. Within the utility room there is also further storage space and work surface and is also where the central heating boiler is located (controlled by two Nest learning thermostats. There's plumbing and space too for a washing machine and tumble dryer. The garden can be accessed from both the utility room, and kitchen via sliding patio doors. Head upstairs to the second floor where there are a further three bedrooms and family bathroom. All three of the bedrooms are wonderful in size, all suitable double bedrooms with one of them also benefitting from fitted wardrobes. Featuring a three-piece suite, the family bathroom comprises a bath with shower over, wash basin and WC. The eaves can be accessed through two of the bedrooms for light storage, whilst there is also loft access off the landing where smaller items can also be stored. The airing cupboard is also located on this landing.



Externally to the front of the house is a block-paved driveway, providing off-street parking for up to three cars. To the side of the house is a shared external staircase, giving access to the rear garden. The garden to the rear is a wonderful size, having been landscaped by the current sellers, now offers a private and secluded space, not overlook and backing onto protected woodland featuring a large decking area, perfect for entertaining guests or enjoying summer alfresco dining & BBQs. There is also a lovely lawned area, and planted border beyond. Fencing provides the boundaries to the garden. The sellers inform us the garden shed and BBQ, also doubling up as an outside fireplace and perfect for toasting marshmallows, will remain.



AGENTS NOTE

We are informed by the current sellers, the Estate Charge for the year 2022/2023 is £90.

Tenure: Freehold

Local Authority: Ashford Borough Council

Council Tax Band: F