





This four-bedroom home offers plenty of living space and bedrooms for any growing family. The internal layout is quirky yet versatile, spanning three split level floors and enjoying a large corner plot garden too. There is also a garage and parking to the rear. Solar panels have also been installed, which are on a FIT tariff and provide an income on a regular basis (please ask for further information).

The unusual layout features three split floors, with generous room sizes throughout and all the space for the family. The lowest floor features the family room which opens onto the garden to the rear and benefits from a wood burning stove. At ground level from the front door, you have an entrance hallway with storage cupboard, cloakroom and modern kitchen/dining room with bay window and patio doors leading out to the

garden. Within the kitchen is plenty of storage cupboards, oak worksurfaces, Belfast porcelain sink, a built-in electric oven, 4-burner gas hob and extractor, built-in fridge/freezer and plumbing and space for both a washing machine and dishwasher.

The next floor sits above the family room, and is identical in size. Currently the sellers use this as their main living room, however this could also be used as a bedroom. There is a dual aspect with a window to the side and Juliet patio doors overlooking the garden. Another few stairs up is the main bedroom, facing the front and featuring a bay window to the side. There is also an en-suite shower room comprising a shower, wash basin and WC.

The landing space on the next floor up is double height and a lovely feature. This floor comprises another two bedrooms, both

- Four-bedroom home
- Accommodation spanning three floors
- Large corner plot garden
- Garage and parking
- Solar panels fitted

overlooking the rear garden. Finally, at the very top of the house is another bedroom which features built-in wardrobes and the family bathroom. Within the bathroom you'll find a four-piece suite comprising large shower, generous bath, wash basin and WC. There is also an airing cupboard on this floor.

Within recent years the sellers have laid new flooring, including carpets to all four bedrooms, landing and stairs, LVT flooring to the lounge, kitchen/dining room and hallway and vinyl to the bathrooms. A new boiler was installed in April 2021 whilst the garden has also been landscaped in the last few months.

Externally the garden has recently been transformed, now offering a large useable space, featuring two patio's, lawn area, vegetable patch and garden shed. One of the patio's sits adjacent to the rear of the house on the lower level, whilst the second patio is adjacent to the side of the house and accessed via the patio doors from the kitchen. There is also a power point, outside tap and side access to the garden both at the front and rear.

To the rear is a garage with power and lights, personnel door from the garden, up and over door to the front, and parking in front.

AGENTS NOTE

Please be advised this property is owned by an employee of Andrew and Co.

Tenure: Freehold

Local Authority: Ashford Borough Council





Split Level Ground Floor

Approx. 47.2 sq. metres (507.8 sq. feet)



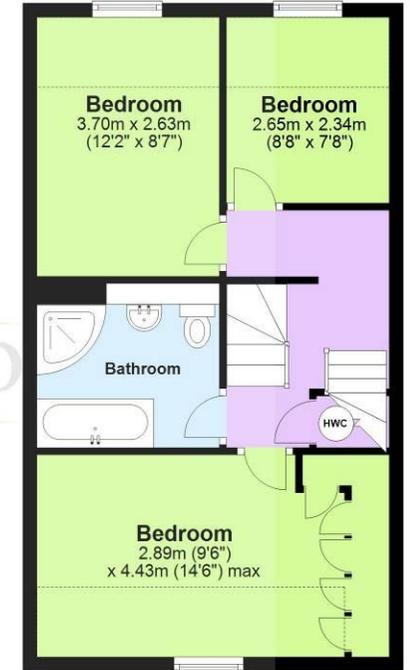
Split Level First Floor

Approx. 46.5 sq. metres (500.7 sq. feet)



Split Level Second Floor

Approx. 46.4 sq. metres (499.5 sq. feet)



Total area: approx. 140.1 sq. metres (1508.0 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. Copyright WarnerGray.

Plan produced using PlanUp.