

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. 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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Total area: approx. 162.5 sq. metres (1749.5 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 PlanItUp.





A beautifully presented four bedroom family home, situated in a favourable position along a private driveway giving access to just two houses (this house plus one neighbour), benefitting from a conservatory to the rear, double garage and parking for two cars, low maintenance landscaped garden and offered to the market with no onward chain.

The residential Park Farm development in Kingsnorth is a popular choice amongst families given the close proximity to amenities; Furley Park & Kingsnorth Primary School are both within easy reach on foot, Kingsnorth Recreation Ground and numerous children's play parks are too within easy reach. Tesco superstore is also close-by, along with a Domino's pizza, hairdresser's, doctors surgery and gym. Road links near-by include the A2070 which provides a link into Ashford as well as

down to the coast, links to the M20 motorway (junction 10/10a) and the William Harvey Hospital.

Having been built in the late 1990's this has been much loved by the current owners and improved over the years, with additions including the conservatory to the rear, updated flooring and decoration throughout, the garden has been landscaped and the driveways green spaces have also been planted and maintained to a very high standard. Throughout you will find generous room sizes and a friendly layout. There is a large living room with bay window to the front, a dining room beyond this, access through double glazed doors from the living room or from the kitchen, which then leads further into the conservatory. The kitchen is across the back of the house, providing ample cupboard and worktop space, accompanied by a separate utility room. Within the kitchen is a built-in electric oven, 4-zone induction hob, built-in dishwasher (Neff appliances) and inset sink with drainer. Within the utility room there is space for a free-standing washing machine and tumble dryer, along with an inset sink, the central heating boiler and a door which leads outside.

Also on the ground floor is the study which could double up as a second living room/snug, downstairs cloakroom and a useful under stairs cupboard. From the hallway the stairs rise to the first floor.

Accommodation on the first floor comprises the four bedrooms and two bathrooms (one en-suite). The largest of the bedrooms and benefitting from en-suite and fitted wardrobes, the master bedroom overlooks the garden to the rear. There is another

generous sized double bedroom benefitting from fitted wardrobes which overlooks the front of the house. There are another two bedrooms, both generous in their size and suitable of accommodating a double bed. One of these bedrooms features a lovely bay window to the front. The bathrooms both comprise three-piece suites, including vanity shelves and cupboards, wc, wash basin and bath with shower over to the family bathroom, and a walk-in shower to the en-suite. Also on the first floor is the airing cupboard housing the hot water cylinder and solar iboost system and the loft hatch which provides access into the loft with a drop-down ladder. The sellers advise us the loft is mostly boarded, insulated and has a light.

Externally to the front the driveway provides access to both no.1 & no.2 Snowbell Road and is owned by no.2 up to the left-hand side of the house. To the front of the garage there is space to park two cars, however we also understand from the sellers there is potential to create further parking should this be desired by removing some of the shrubs and bushes and laying a hard standing. To the left-hand side of the house a side gate gives access to the garden. The double garage benefits from electric roller doors to the front and a personnel door to the rear leading into the garden. Within the garage there is lighting and power and useful storage space within the eaves of the roof.

The rear garden has been landscaped and features a lovely patio which sits adjacent to the back of the house, a fantastic space for al fresco dining or entertaining guests. A lovely green lawn makes up most of the garden, with planted borders which surround the garden and fenced boundaries.

AGENTS NOTE

Other points of note include cavity wall insulation, new carpets having been laid throughout within the last 2 months (February 2022), a complete re-decoration of the house within recent months, soffits and fascia's replaced to uPVC, electric roller garage doors installed (alarmed), new front & rear doors have been fitted recently and in 2014 solar panels were installed. The solar panels comprise a 4kw system made up of 16 panels, with associated Solar iboost (a system where surplus energy is used to heat your hot water) installed, feeding back into the grid and producing an income. Current figures on what is generated can be made available upon request.

