

**MARTINS
ESTATES**

SALES AND LETTINGS

**66 Dove Close
Ashford, Kent TN23 3NU**
Offers In Excess Of £495,000

A beautifully presented four bedroom detached house with integral garage and large conservatory situated on the popular Park Farm development. The accommodation comprises an entrance hall with stairs to the first floor and a door to the integral garage as well as doors to the lounge and the kitchen diner. The hallway also has an understairs storage cupboard. The lounge enjoys an open aspect to the front and has a bay window with doors opening into the kitchen diner and a real flame effect gas fire. The kitchen diner is accessed from the lounge as well as the hallway and conservatory and comprises a range of units, including drawers and cupboards with work surfaces and a breakfast bar. There is a single drainer 1 1/2 bowl sink unit with a mixer tap. There is an integrated high-level oven grill and microwave as well as an integrated hob and oven with extractor over, The kitchen also benefits from an integrated dishwasher and low level integrated fridge. The utility room has space and plumbing for an automatic washing machine and tumble dryer as well as work surface and eye level cupboards. The downstairs cloakroom has WC and wash hand basin. On the first floor, there are four bedrooms and a family bathroom. The master bedroom has an ensuite shower room with WC and wash hand basin as well as fitted wardrobes. Bedroom two has a fitted wardrobe and an air conditioning unit. bedrooms 3 and 4 overlook the rear of the property and the family bathroom has WC wash hand basin and bath with mixer tap, shower attachment and screen. The garage has a roller shutter door and there is off road parking to the front for several vehicles. To the rear, the garden is laid to lawn with enclosed close boarded fencing to all sides. There is an area of decking and a useful area to the side of the property with a gate giving pedestrian access to the front.



Entrance Hall

Doors to lounge, Kitchen diner and integrated garage as well as stairs to the first floor landing. Understaff storage cupboard.

Lounge

Bay window to front. Door to the entrance hall and double doors to the kitchen diner. Real flame effect gas fire.

Kitchen diner

Door to lounge, hall, utility and double doors into the conservatory. Window overlooking the rear garden.

Utility

Door to kitchen and downstairs cloakroom as well as door to rear garden.

Conservatory

13'1" x 13'1" (4 x 4)

Downstairs Cloakroom

Door to utility. Obscure glazed window to side.

Bedroom 1

Door to landing. Fitted wardrob, door to ensuiyte shower room

En suite shower room

Window, door to bedroom. WC. wash hand basin in vanity unit, walk in shower cubicle.

Bedroom 2

window overlooking front, Air conditioning unit, fitted wardrobe.

Bedroom 3

Window overlooking rear garden

Bedroom 4

Window overlooking rear garden.

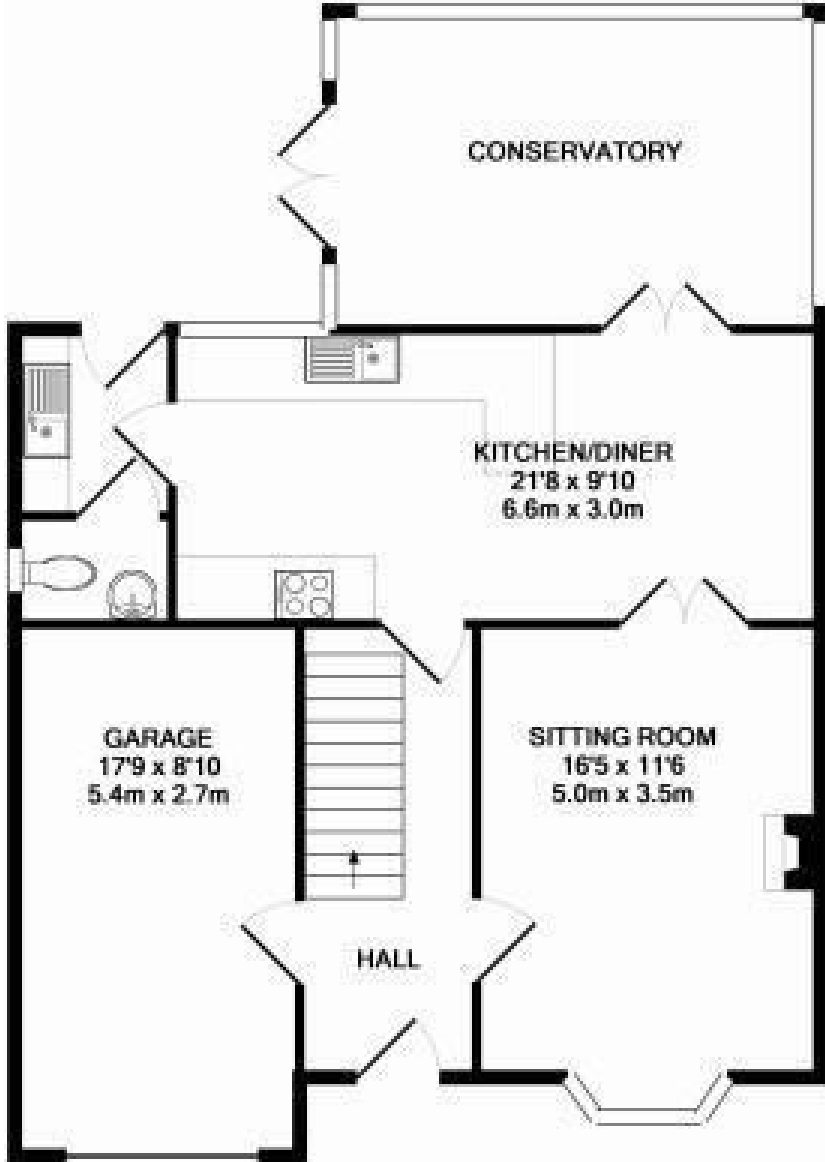
Family bathroom

Window overlooking rear, wash hand basin, WC, bath with shower and mixer.

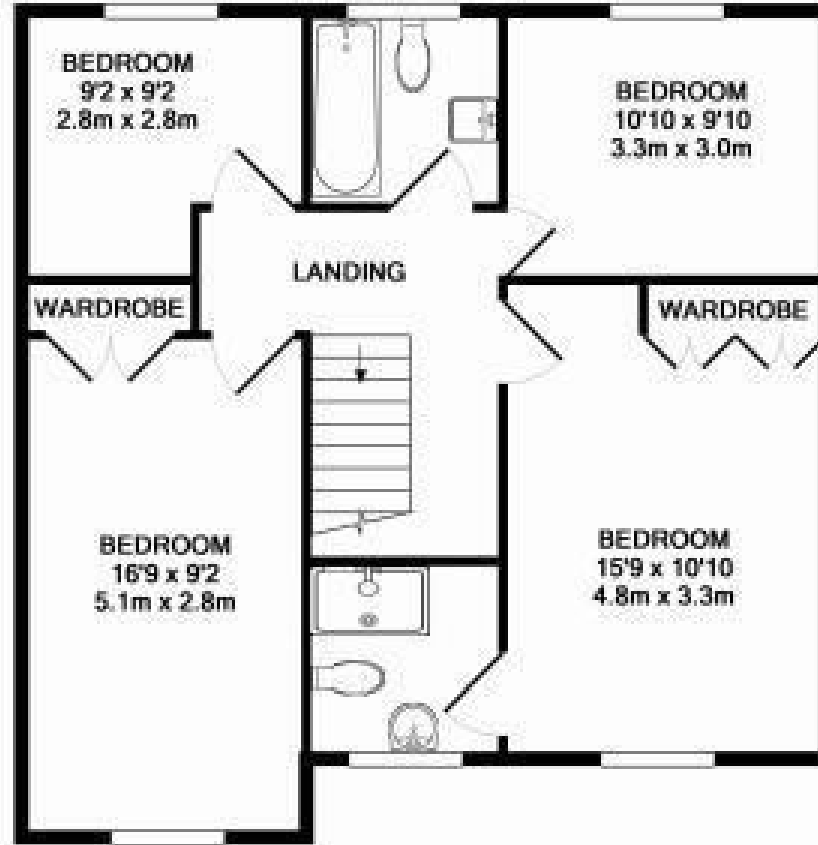








GROUND FLOOR
APPROX. FLOOR
AREA 876 SQ.FT.
(81.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 696 SQ.FT.
(64.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1572 SQ.FT. (146.0 SQ.M.)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		67	82
		EU Directive 2002/91/EC	
England & Wales		Current	Potential
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		EU Directive 2002/91/EC	
England & Wales		Current	Potential

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