

**MARTINS  
ESTATES**  
SALES AND LETTINGS



**31 Juniper Close  
Ashford, Kent TN23 3JY**

**Offers Over £365,000**

A beautifully presented and extended three or four bedroom end of terrace house on a popular Godinton Park development close to local amenities including shops school pub and village hall and only minutes walk from open countryside.

The accommodation comprises entrance door into entrance hallway with stairs to 1st floor landing and door to lounge diner with window overlooking front of property. Further doors to family room/bedroom four and door to kitchen with work surfaces to 2 walls breakfast bar, range of fitted units at eyelevel as well as drawers and cupboards under the work surfaces fitted four ring gas hob, fitted 1 1/2 bowl sink unit, solid wood work surfaces. Wine cooler, fitted oven, fitted fridge freezer, fitted microwave and open into utility area with space for slimline dishwasher and washing machine and door to ground floor WC. On the first floor there are three bedrooms and family bathroom bedroom three with over stairs storage cupboard bedroom two with storage cupboard and family bathroom with WC wash basin fitted vanity cupboards and whirlpool bath with shower over with trench head and a further shower-head. To the front of the property there are gardens and off-road parking for two vehicles whilst at the rear of the garden is enclosed on all sides and comprises a low maintenance patio area on two levels.



**Hall**  
Stairs, two doors.

**Lounge/Dining Room**  
21'4" x 8'0" (6.49m x 2.45m)  
Window to front.

**Family Room**  
12'4" x 8'0" (3.76m x 2.45m)  
Window to rear, door to:

**Kitchen/Breakfast Room**  
17'0" x 7'6" (5.18m x 2.28m)  
Skylight, two open plan, double doors, door to:

**Utility**  
6'8" x 4'0" (2.02m x 1.23m)

**WC**  
Door to:

**Bedroom 1**  
13'1" x 9'2" (4.00m x 2.79m)  
Window to front, door to:

**Bedroom 2**  
11'7" x 9'2" (3.53m x 2.79m)  
Window to rear, door to Storage cupboard, door to:

**Fitted Cupboard**  
Storage cupboard.

**Bedroom 3**  
9'6" x 6'4" (2.89m x 1.94m)

Window to front, double door to Storage cupboard, door to:

**Overstair Cupboard**  
Storage cupboard.

**Bathroom**  
Window to rear, door to:

**Landing**  
Window to side, door.

**Airing Cupboard**  
Storage cupboard.

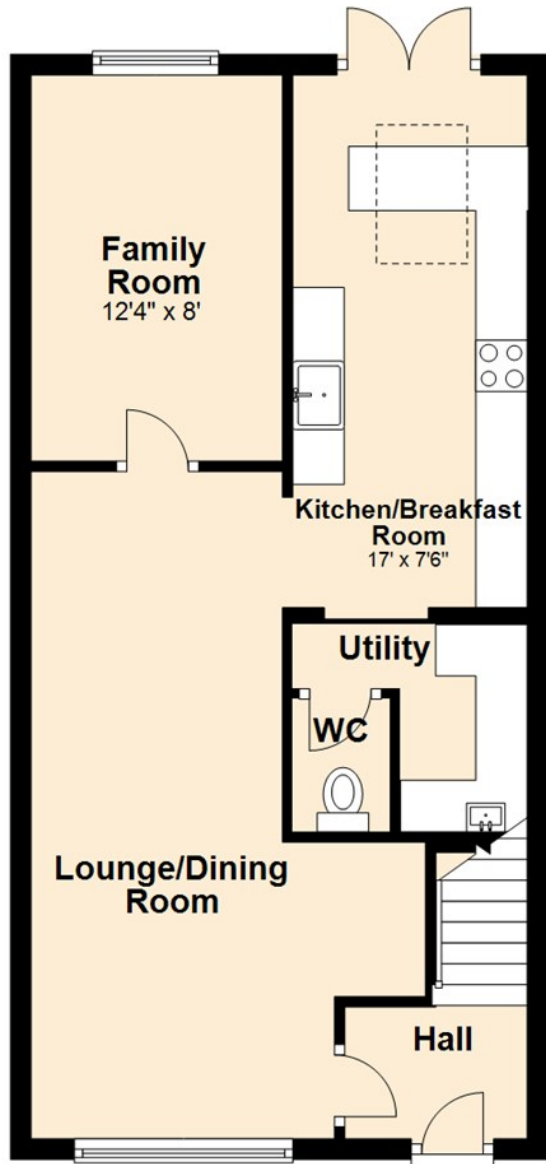






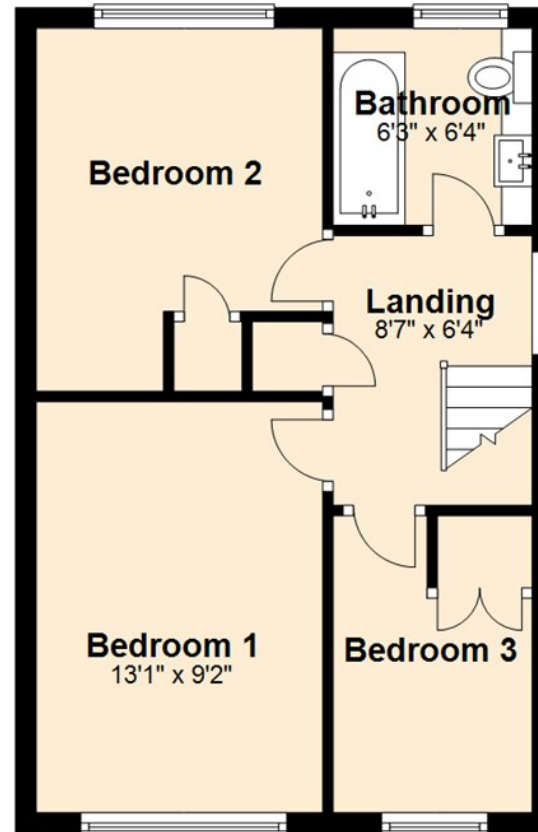
## Ground Floor

Approx. 535.4 sq. feet



## First Floor

Approx. 396.3 sq. feet



Total area: approx. 931.7 sq. feet

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales <small>EU Directive 2002/91/EC</small>			
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales <small>EU Directive 2002/91/EC</small>			

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