

**MARTINS
ESTATES**
SALES AND LETTINGS



15 Woolmer Drive
Ashford, Kent TN24 0UD

Offers In The Region Of £425,000

A beautifully presented four bedroom semi detached house occupying a secluded end of cul-de-sac position with off-road parking for two vehicles and garage, as well as secluded rear garden. The accommodation is as follows: entrance via door into entrance porch and open into entrance hallway, hallway with the ground floor WC, wash handbasin and WC and doors to all principal accommodation as well as stairs to the first floor landing. A door from the hallway leads into the lounge a lovely square room with window overlooking front of property and a further door leads into the family room/dining room with two pairs of double doors opening onto the rear patio and a further door into the kitchen. The kitchen has work-surfaces to 3 walls, space for range cooker with extractor hood over space for full height fridge freezer, space for washing machine and further space for tumble dryer as well as inset sink unit and further door opening onto rear garden. On the first floor there are three double bedrooms and one single bedroom as well as a family bathroom. The master bedroom suite benefits from walk-in dressing room and ensuite shower room with large shower cubicle, wash handbasin and close couple WC. To the front of the property there is a garden and off-road parking for two vehicles to the rear of the property the garden is principally laid to paving for low maintenance and benefits from a secluded position surrounded by a mature trees shrubs and bushes.



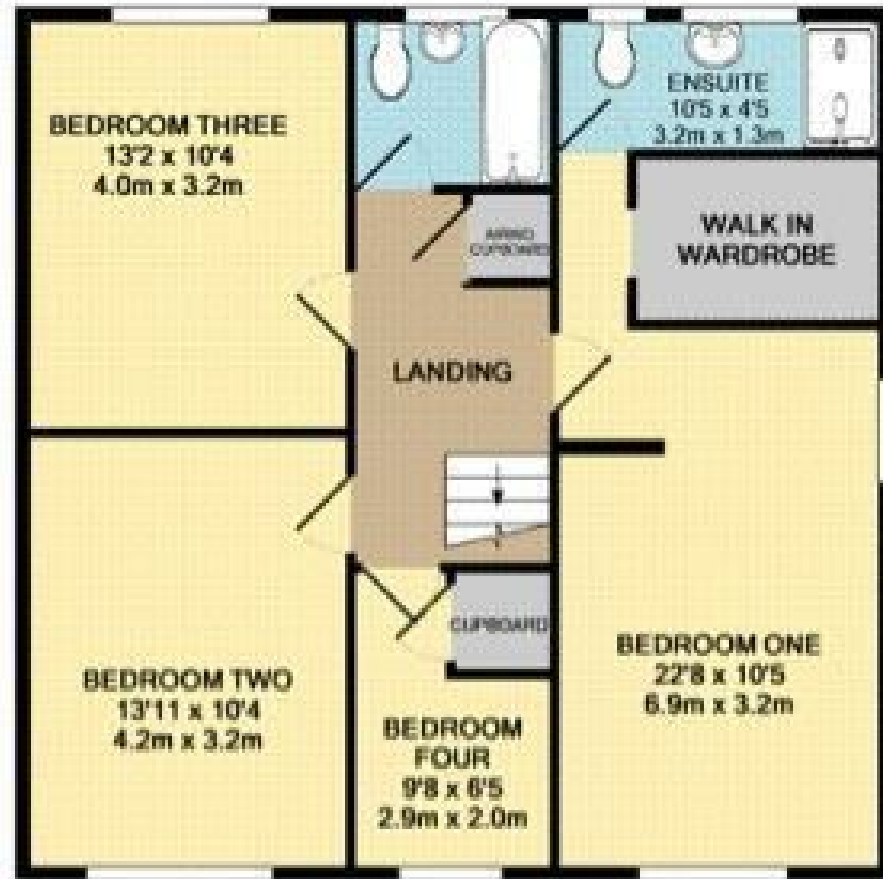








GROUND FLOOR
APPROX. FLOOR
AREA 766 SQ. FT.
(71.1 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 738 SQ. FT.
(68.3 SQ. M.)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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			
England & Wales		EU Directive 2002/91/EC	

69 HIGH STREET, ASHFORD, KENT TN24 8SF

Tel: 01233 610444

www.martinsstates.co.uk

email: sales@martinsstates.co.uk