

MARTINS ESTATES

SALES AND LETTINGS

Martins Estates Sales And Lettings High Street
Ashford
Kent
TN24 8SF

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9 Juniper Close, Ashford, Kent TN23 3JY

£2,250 Per Month

A beautifully presented six-bedroom detached house on the popular Godinton park development. The property benefits from an integral garage, a conservatory, office, and a number of bedrooms and reception rooms with various uses. The property comprises an entrance hallway with a door to the garage, a door to the reception room, double doors to the rear garden and a door to the internal hallway giving access to all principal ground-floor accommodations. The ground floor has a dining room, lounge, study, reception room and fitted kitchen with a range of work surfaces to four walls with drawers and cupboards under and some eye level cupboards over integrated oven hob and extractor hood and space for a range of appliances. On the first floor there are six bedrooms, a family bathroom, shower room and en suite to the master bedroom. The property will be available for occupation from early June 2023.

9 Juniper Close, Ashford, Kent TN23 3JY

Entrance Hallway

Door to:

Garage

Reception Room

16'1" x 12'1" (4.89m x 3.69m)

Double door, door to:

Kitchen/Breakfast Room

6'7" x 14'2" (2.00m x 4.33m)

Two windows to front.

Living Room

11'5" x 24'5" (3.48m x 7.44m)

Open plan to Office, door to:

Office

12'5" x 7'4" (3.78m x 2.23m)

Window to side.

Conservatory

Window to front, window to rear, two windows to side, double door, double door to:

Dining Room

9'5" x 9'11" (2.87m x 3.01m)

Box window to front.

Landing

Door to:

Bedroom

9'5" x 6'7" (2.87m x 2.00m)

Two windows to front, door to:

Bedroom

8'2" x 7'1" (2.49m x 2.16m)

Window to rear.

Bedroom

11'8" x 9'4" (3.55m x 2.85m)

Window to rear.

Bedroom

9'5" x 11'7" (2.87m x 3.52m)

Window to front.

Bedroom

13'8" x 11'9" (4.16m x 3.57m)

Window to front.

Master Bedroom

11'8" x 15'5" (3.55m x 4.71m)

Window to rear, two sliding doors, door to:

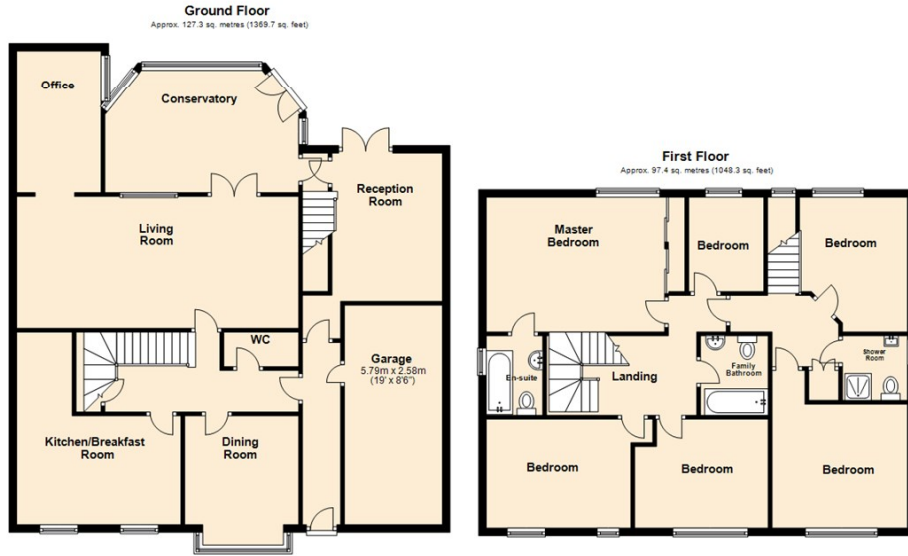
En-suite

Window to side.

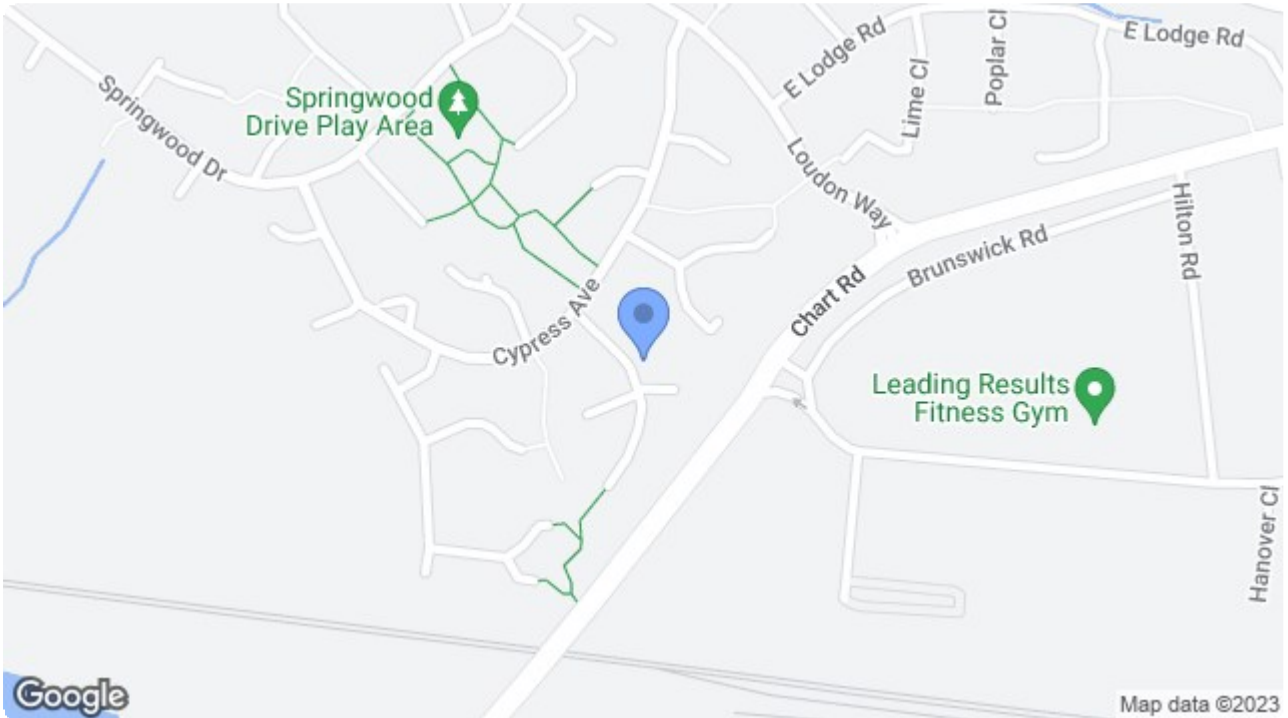
Family Bathroom

Shower Room

Window to side.



Total area: approx. 224.6 sq. metres (2418.0 sq. feet)



| 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 | | | |
| | | 76 | 83 |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| 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 | |

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