

MARTINS  
ESTATES

SALES AND LETTINGS



9 Juniper Close  
Ashford, Kent TN23 3JY

Offers In The Region Of £537,500



A beautifully presented six-bedroom detached house offering 2400 sq ft of accommodation on the popular Godinton park development offering very adaptable accommodation, including the potential for a separate annexe. The property benefits from an integral garage, a conservatory, an 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 are six bedrooms, a family bathroom shower room and en suite from the master bedroom. Viewing is recommended





### 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.





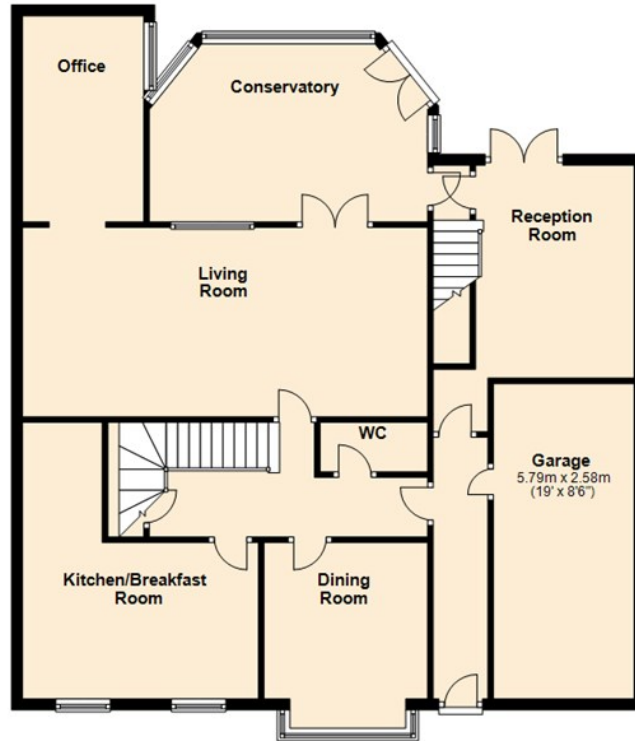




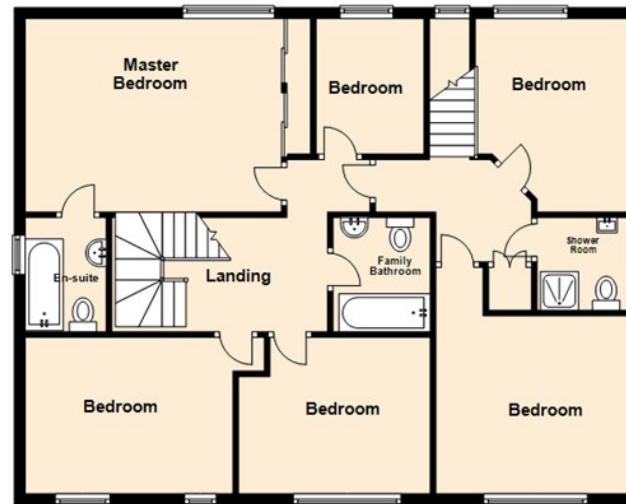




**Ground Floor**  
Approx. 127.3 sq. metres (1369.7 sq. feet)



**First Floor**  
Approx. 97.4 sq. metres (1048.3 sq. feet)



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

69 HIGH STREET, ASHFORD, KENT TN24 8SF

Tel: 01233 610444 [www.martinestates.co.uk](http://www.martinestates.co.uk) email: [sales@martinestates.co.uk](mailto:sales@martinestates.co.uk)



Martine Estates Property Management Ltd  
Registered in England and Wales No. 10931401  
Registered office: 69 High Street, Ashford, Kent, TN24 8SF  
Martine Wilkins T/A Martine Estates Sales and Lettings