



**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.

**Master Bedroom**

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

Window to rear, two sliding doors, door to:

**Landing**

Door to:

**Bedroom**

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

Two windows to front, door to:

**Family Bathroom****Shower Room**

Window to side.

**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**

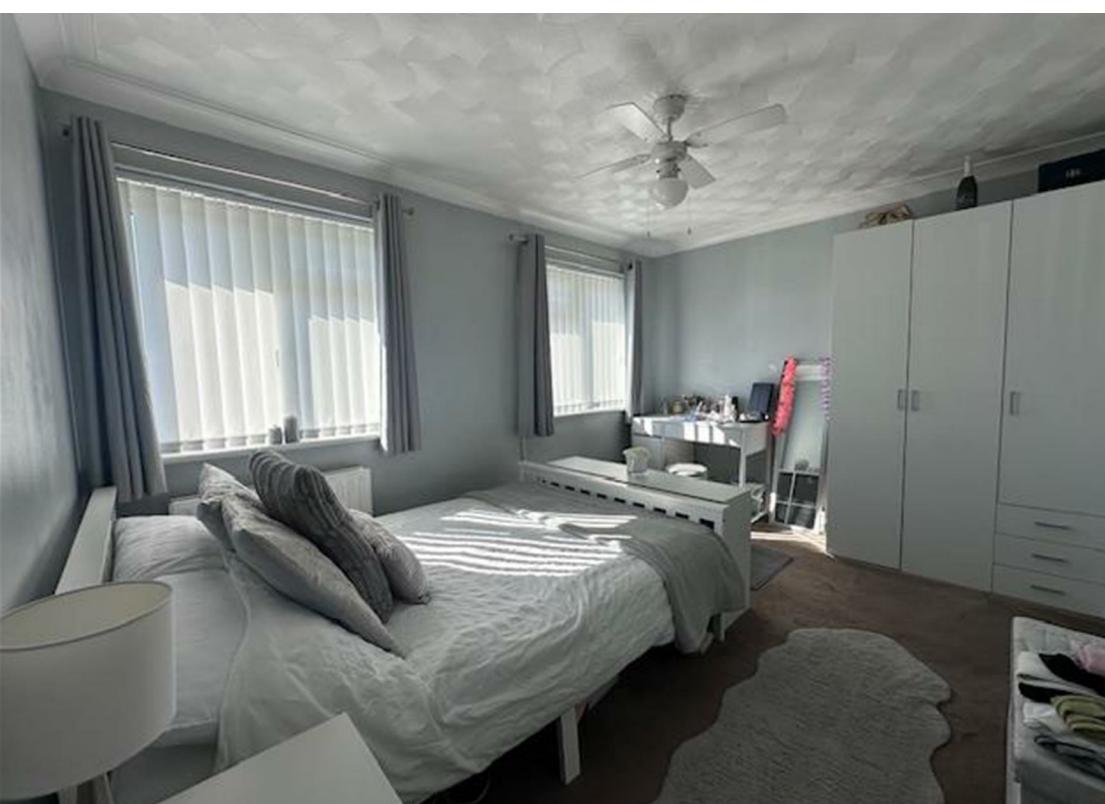
9'5" x 11'7" (2.87m x 3.52m)

Window to front.

**Bedroom**

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

Window to front.

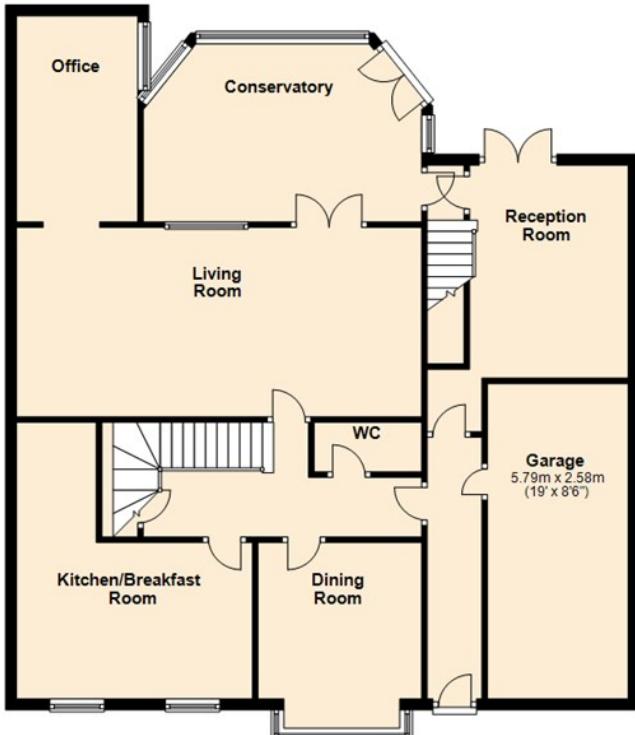






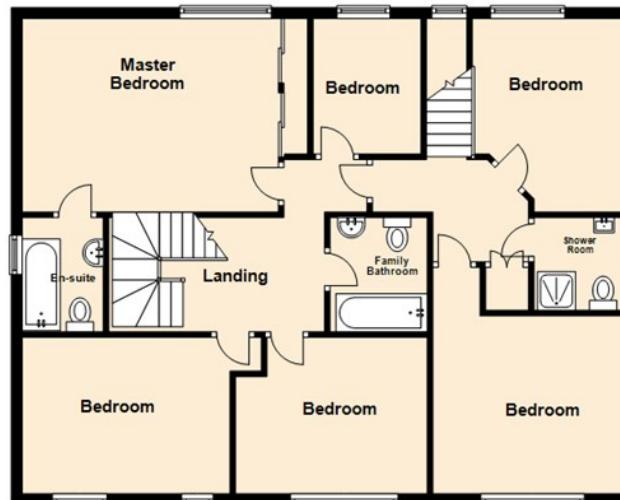
### Ground Floor

Approx. 127.3 sq. metres (1369.7 sq. feet)

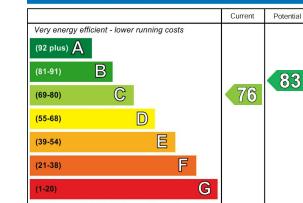


### First Floor

Approx. 97.4 sq. metres (1048.3 sq. feet)



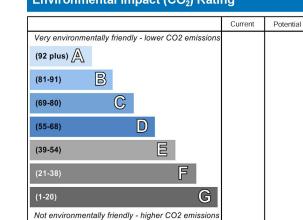
#### Energy Efficiency Rating



#### England & Wales

EU Directive 2002/91/EC

#### Environmental Impact (CO<sub>2</sub>) Rating



#### England & Wales

EU Directive 2002/91/EC

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

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