



21 Viburnum Close, Ashford

Offers in Region of £425,000

21 Viburnum Close

Ashford, Ashford

Stunning 3-bed detached house in Godinton Park with extended layout. Features master bed with walk-in wardrobe, modern kitchen, stylish living area, and luxury family bathroom. Large corner plot with artificial grass, patio, and private retreat.

Driveway for 6 vehicles and electric car charging point. A must-see property!

Council Tax band: E

Tenure: Freehold

- Extended Detached Family Home
- Master Bedroom with Walk in Wardrobe
- Garage with Driveway parking for upto 6 vehicles
- Popular Godinton Park Location
- Cloakroom
- Maintenance free rear Garden with artificial lawn
- Spacious Living Accommodation with Lounge & Separate Dining Room
- Well presented throughout with modern fitted Kitchen
- Family Bathroom with 5 piece modern suite



Hallway

With stairs leading to first floor

Cloakroom

Low level wc, wash hand basin, obscured window to front.

Lounge

18' 4" x 12' 10" (5.59m x 3.91m)

Double aspect with window to front and rear, inset spot lights.

Dining Room

11' 11" x 10' 0" (3.63m x 3.05m)

With handy under stairs recess, window to side and door leading to garden.

Kitchen

11' 11" x 11' 10" (3.63m x 3.61m)

Modern fitted cupboards and drawers beneath work tops, window to rear, good range of wall mounted units, sink with mixer tap, gas hob with extractor fan over and low level oven, integrated fridge and freezer, integrated dishwasher and washing machine, inset spot lights.

Landing

Carpeted with large window to side.

Bedroom 1

12' 10" x 10' 7" (3.91m x 3.23m)

Carpeted, 2 x windows to rear, door leading to walk in wardrobe.

Walk in Wardrobe

Bedroom 2

12' 11" x 7' 5" (3.94m x 2.26m)

Carpeted and window to front.

Bedroom 3

10' 6" x 8' 11" (3.20m x 2.72m)

Carpeted and window to front.

Bathroom

4 piece white suite comprising freestanding bath with mixer tap, pedestal wash hand basin, low level wc, tiled



FRONT GARDEN

Large corner plot, partially laid to lawn with path leading to front door.

GARDEN

The rear garden is laid with artificial grass for ease of maintenance, there is a lovely patio area with further secluded area with gated side access.

GARAGE

Single Garage

With up and over door and personal internal door to hallway.

DRIVEWAY

6 Parking Spaces

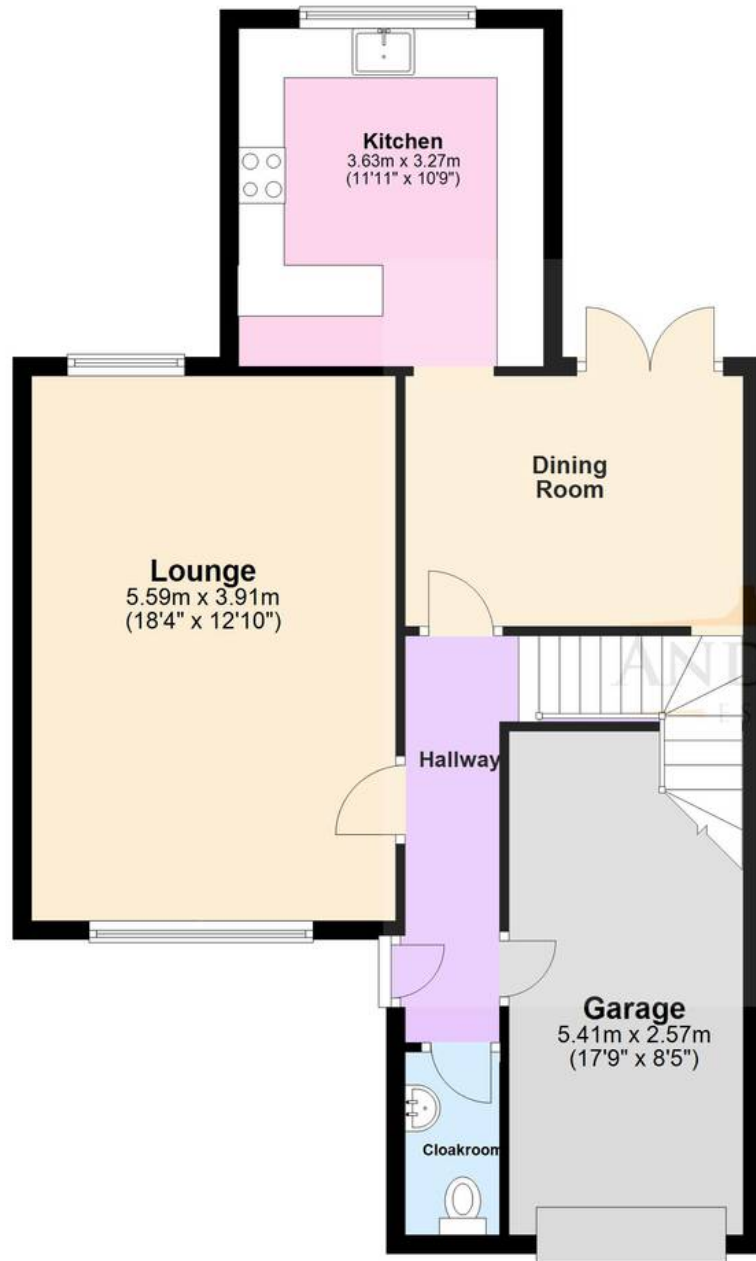
Tarmac driveway providing parking for up to 6 vehicles, there is also an electric car charging point.





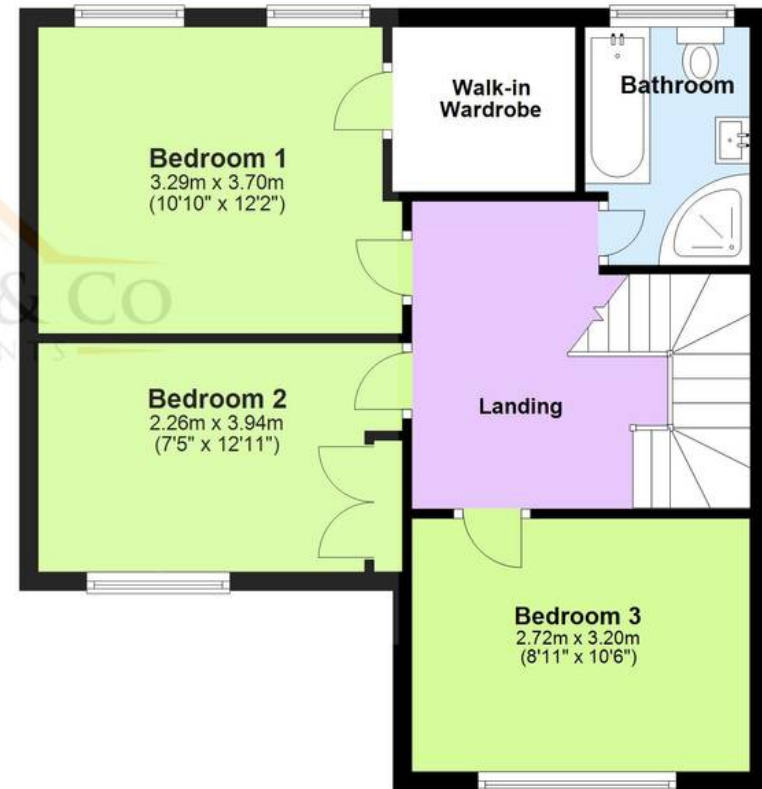
Ground Floor

Approx. 68.4 sq. metres (736.6 sq. feet)



First Floor

Approx. 50.6 sq. metres (544.8 sq. feet)



Total area: approx. 119.0 sq. metres (1281.4 sq. feet)

Plans are for layout purposes only and not drawn to scale, with any doors, windows and other internal features merely intended as a guide.
Plan produced using PlanUp.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and purchasers are advised to satisfy themselves as to the working order and condition, if a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.

Andrew & Co Estate Agents - Ashford

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