



6 Northbrooke, Ashford

Offers in Region of £400,000

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Ashford, Ashford

Ideal family home in popular Gore Hill area with 3 double bedrooms, 2 bathrooms, modern kitchen/diner, cosy lounge with fireplace. Expansive garden with lawn, patio, storage shed. Off-road parking for 2 cars. Close to esteemed schools. Perfect blend of comfort and convenience.

Council Tax band: E

Tenure: Freehold

- Detached Family Home
- 3 Double Bedrooms
- Family Bathroom with Additional Shower Room and Cloakroom
- Driveway Parking for 2 Vehicles
- Excellent Location for Local Amenities & Access to Grammar Schools (Highworth & Norton Knatchbull)
- Well Presented Throughout
- Kitchen/Diner
- Lounge with Feature Fireplace
- Popular Gore Hill Location



Entrance Hall

With window to side and doors leading to lounge and kitchen/diner.

Lounge

17' 11" x 11' 4" (5.47m x 3.46m)

With window outlook to front and feature electric fire place.

Kitchen/Diner

14' 9" x 19' 5" (4.50m x 5.91m)

L-shaped Kitchen/Diner with good range of storage comprising of cupboards and drawers beneath work surfaces and additional wall mounted units, window and sliding patio doors leading to rear, space for freestanding electric oven with extractor fan over, integrated fridge/freezer, ceramic sink with mixer tap and drainer, space and plumbing for dish washer, triple built in storage cupboards and further storage cupboard.

Inner Hallway

With stairs to first floor.

Cloakroom

With low level wc and wash hand basin with mixer tap.

Landing

With airing cupboard and doors to bedrooms, shower room and family bathroom.

Bedroom

17' 6" x 11' 4" (5.33m x 3.46m)

With window outlook to front and built in clothing storage area, the bedroom is divided to enable a secluded study/dressing area.

Bedroom

12' 6" x 11' 9" (3.80m x 3.58m)

Double aspect with window to side and rear.



Bedroom

8' 10" x 11' 10" (2.69m x 3.60m)

With window to front.

Shower Room

Fully tiled shower cubicle with obscured window to rear and towel radiator.

Family Bathroom

White suite comprising low level wc, pedestal wash hand basin with mixer tap and vanity surround unit, panelled bath with mixer tap, locally tiled walls and obscured window to rear.



FRONT GARDEN

Laid to lawn with mature hedging.

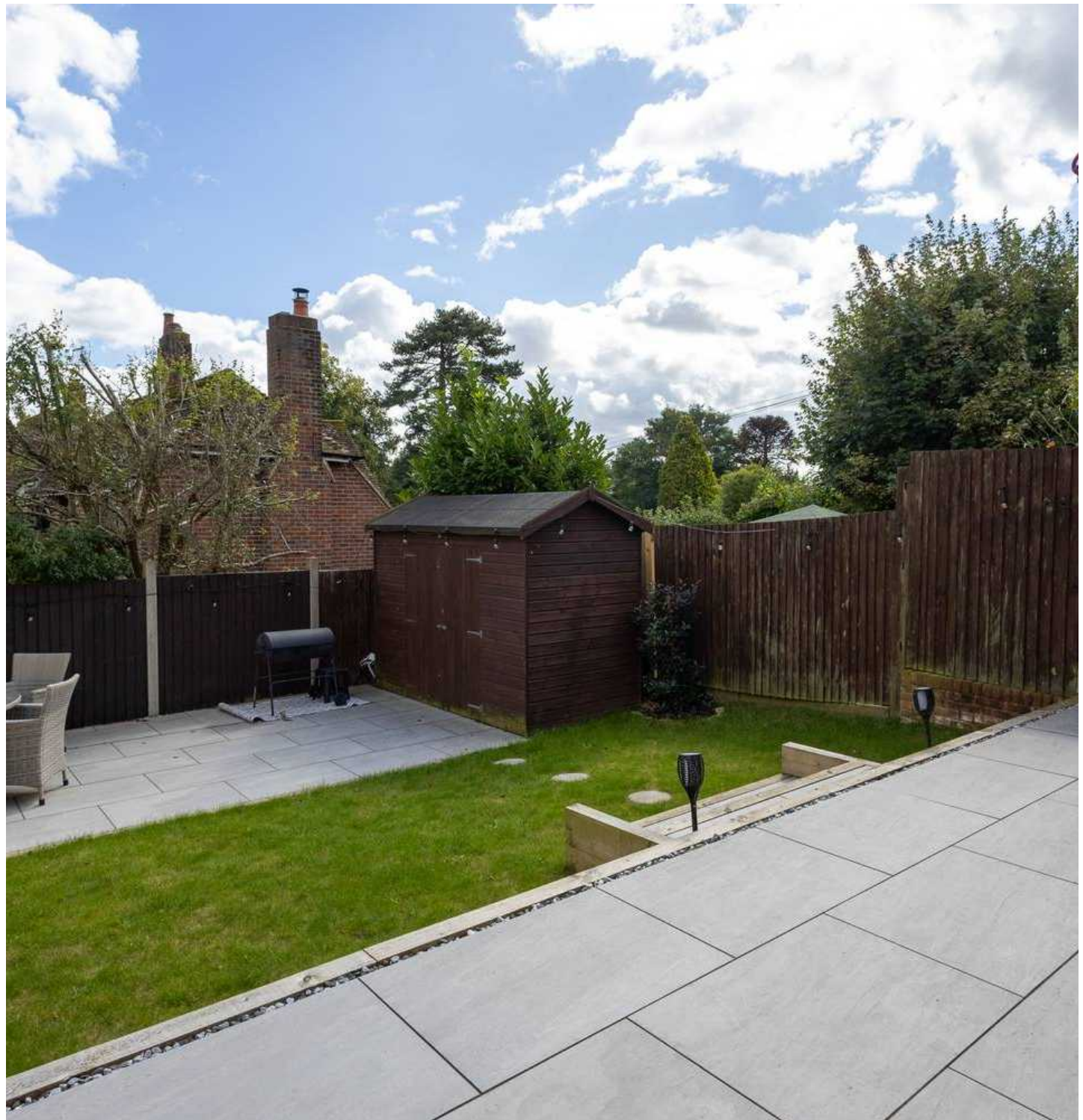
GARDEN

Peaceful and enclosed rear garden, with lawned area and 2 patio areas, gated side access and timber storage shed.

DRIVEWAY

2 Parking Spaces

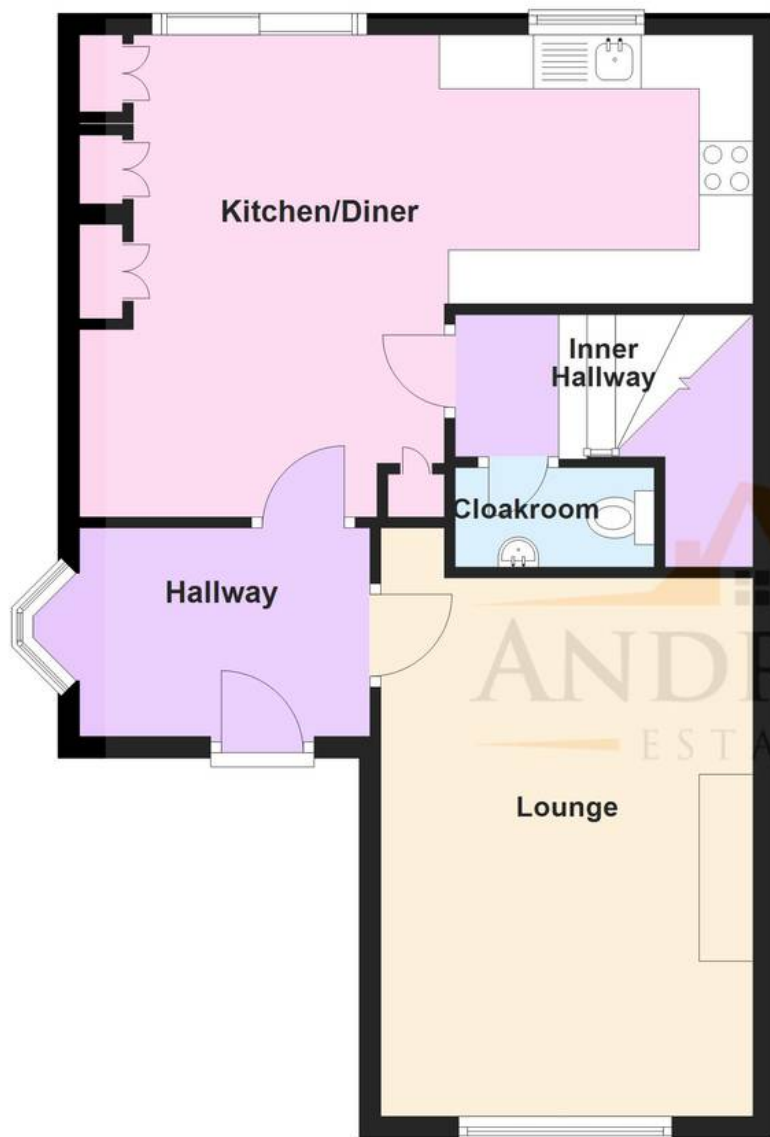
Block paved driveway providing parking for 2 vehicles.





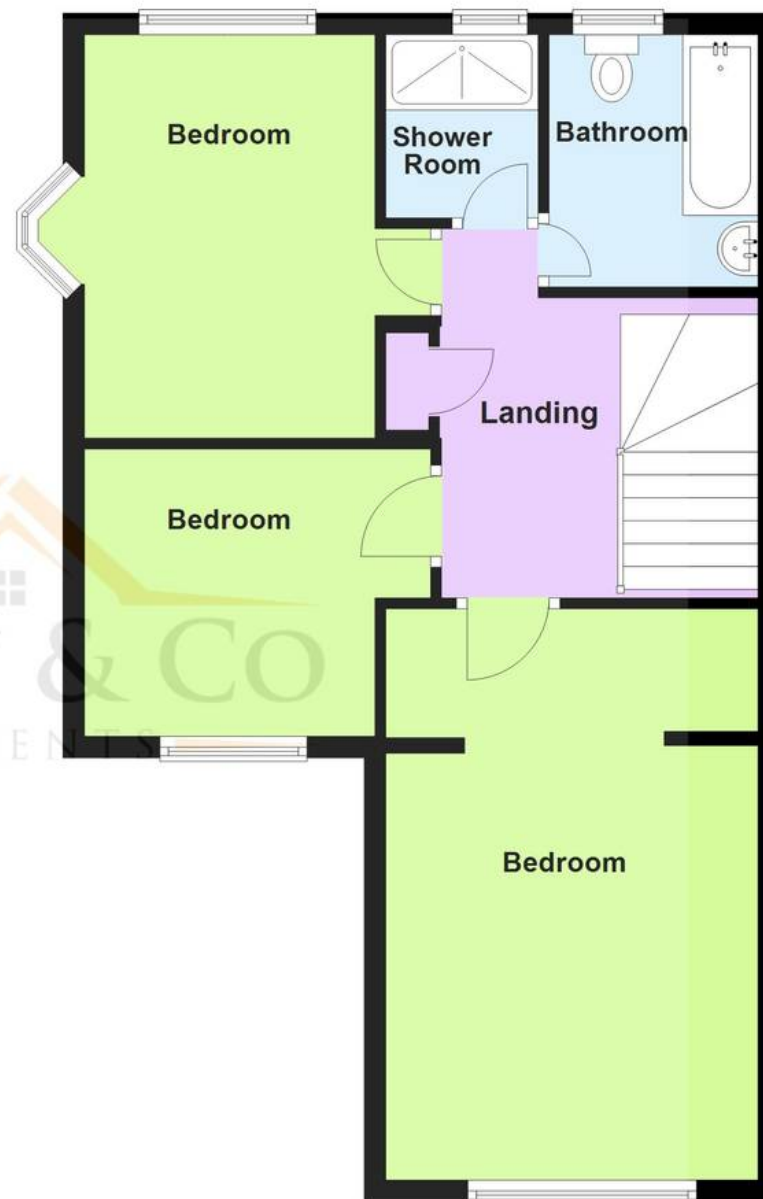
Ground Floor

Approx. 53.9 sq. metres (580.1 sq. feet)



First Floor

Approx. 55.1 sq. metres (593.5 sq. feet)



Total area: approx. 109.0 sq. metres (1173.6 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.

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