



Palma The Lees, Challock

Guide Price £580,000

Palma The Lees

Challock, Ashford

GUIDE PRICE £580,000 - £600,000 An individually designed four-bedroom detached home, offering accommodation extending to approx 1660sqft, located within the village of Challock, constructed in 2021.

Council Tax band: F

Tenure: Freehold

- Individually designed home
- Constructed in 2021
- Four double bedrooms (master with en-suite)
- Kitchen/dining room featuring built-in appliances and Granite work surfaces
- Separate utility room
- Walking distance of Challock Primary School
- Within easy reach of Ashford, Faversham & Canterbury
- Mainline railway station at Charing (4.4 miles)
- Remainder of 10-year NHBC build Warranty transferred on completion
- GUIDE PRICE £580,000 - £600,000



Accommodation (see floorplan for measurements)

Enjoying generous internal accommodation extending to approx 1660sqft, this modern home was designed with spacious family living at the forefront. With its high spec finish, this home was designed to blend into the surroundings seamlessly with beautiful Larch cladding. Having been built in 2021, the remaining NHBC warranty would be transferred on completion, providing peace of mind for the new buyer. The location is well connected with the larger towns of Ashford, Canterbury & Faversham all within 10 miles distance.

Ground Floor

Each of the downstairs rooms all lead from a light filled central hallway, with the kitchen/dining room to the front offering a plethora of fitted units, Granite work surfaces and built-in appliances (double eye-level oven, 5-zone induction hob, dishwasher and fridge/freezer). To the rear, and overlooking the garden, enjoying bi-folding doors to the outside is the living room, whilst next to this is another reception room (home office, play room, dining room) of generous proportions. The stairs lead up to the first floor and beneath is a useful storage cupboard. Rounding off the ground floor is a WC and a utility room, where there is space for a washing machine and tumble dryer alongside the central heating boiler, hot water cylinder and some further storage.

First Floor

Upstairs on the first floor you'll find the four double bedrooms and family bathroom which all lead from a spacious central landing. The main bedroom is a generous size and also features a modern en-suite shower room. The family bathroom has been designed well, incorporating not only a bath but a large walk-in shower alongside the WC and wash basin.



Parking

To the front of the house is a gravel driveway which allows parking 3 cars with ease. If you had visiting guests you could park in tandem in which case you'd have space for up to 6 cars.

Outside

To the front of the house is the gravel driveway and in front of this is a lawned area behind the front fence. Within this area is the Oil Tank and underground is the Private Sewerage Treatment Plant (Klargester). There is space here for some outside storage, in fact the current sellers have installed a shed for some useful storage. Along the side of the house, gated access leads into the rear garden. The rear garden is mostly laid to lawn with fenced boundaries, adjacent to the rear of the house is a large patio space perfect for entertaining or Al Fresco dining, as well as a decked seating area. There is outside power, water and a gate which leads to the green behind.

Services

Mains electricity and water. Oil fired central heating. Private Sewerage Treatment Plant (Klargester). EPC rating: B (86). Local Authority: Ashford Borough Council. Council Tax Band: F

Location Finder

what3words:///irony.miracles.ended

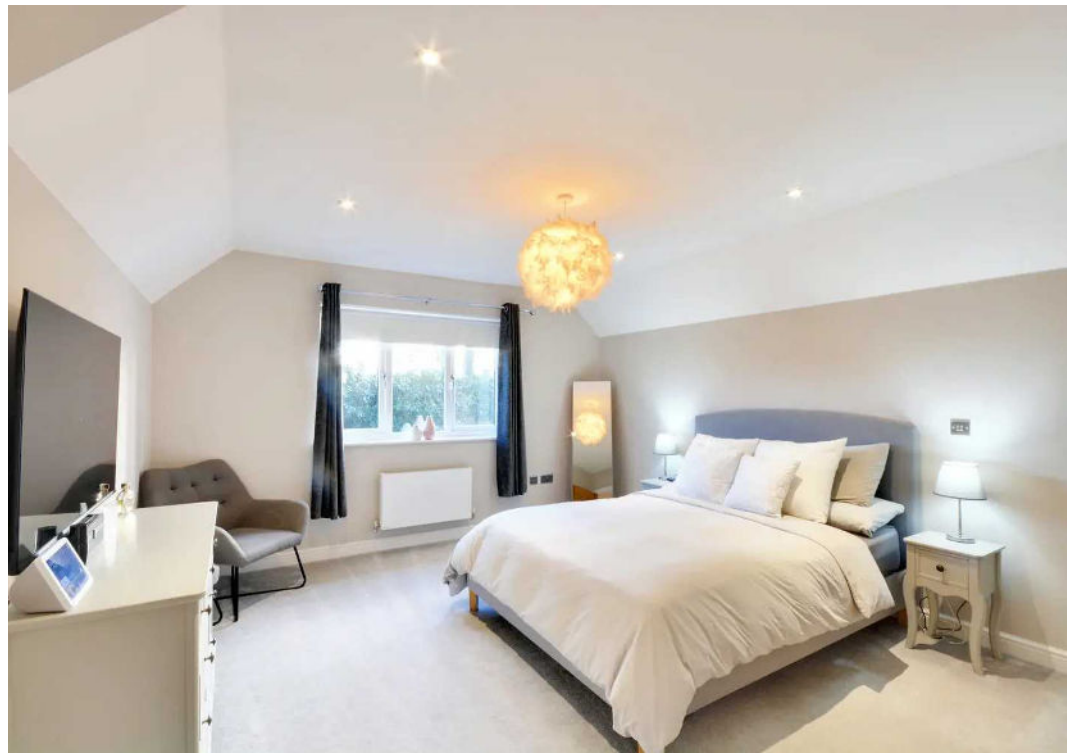
Rear Garden

DRIVEWAY

3 Parking Spaces







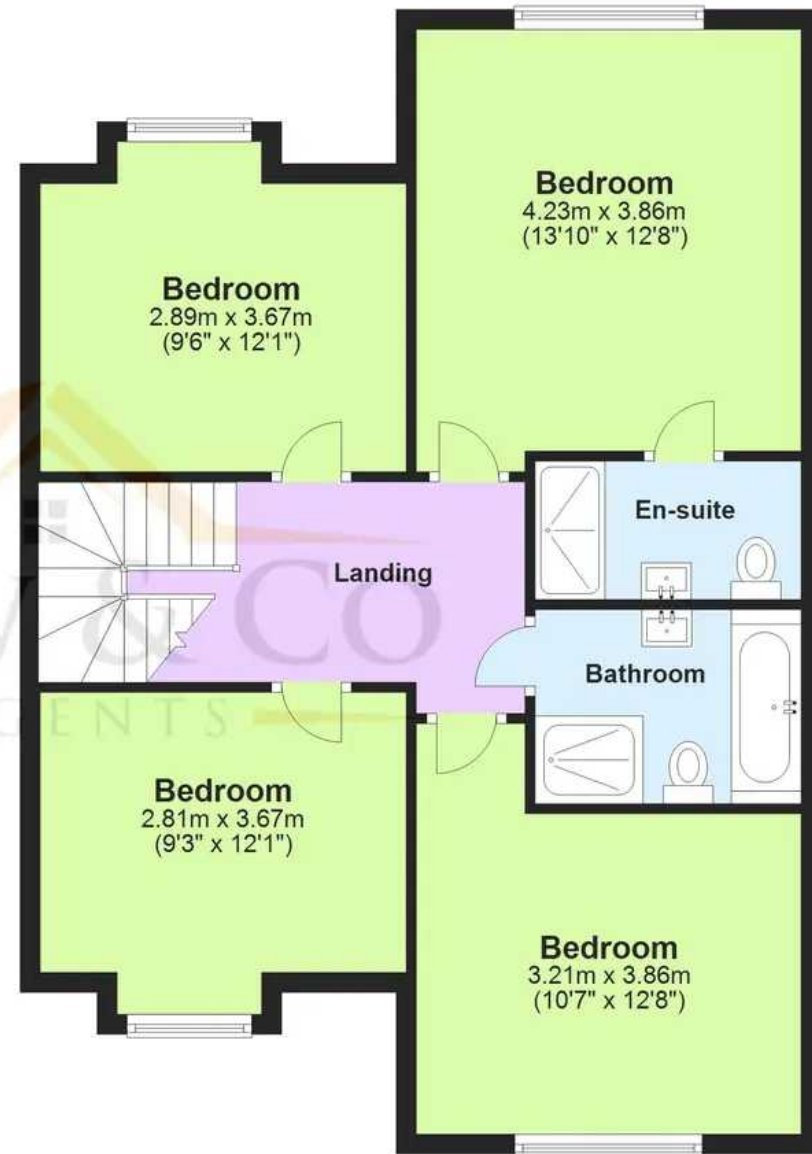
Ground Floor

Approx. 80.5 sq. metres (866.2 sq. feet)



First Floor

Approx. 73.8 sq. metres (793.9 sq. feet)



Total area: approx. 154.2 sq. metres (1660.1 sq. feet)

Plans are for layout purposes only and are 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

01233 632383

info@andrewandco.co.uk

