



**16 Discovery Drive, Kingsnorth**  
**£385,000**

# 16 Discovery Drive

Kingsnorth, Ashford

A link-detached townhouse, situated within the sought after Chilmington Green development, enjoying lovely open views to the front, driveway parking for 2 cars and a true gardeners landscaped garden.

Council Tax band: E

Tenure: Freehold

- 3-bedroom detached townhouse
- Built in 2021, benefit of balance of NHBC warranty
- Driveway parking for 2 cars
- Lovely open views to the front overlooking farmland
- Situated within sought after Chilmington Green development
- Accommodation spanning three floors
- Three reception rooms (Study, Kitchen/Dining Room/Lounge)
- First floor balcony enjoying lovely open views
- En-suite to bedroom 1
- Landscaped rear garden, a true gardeners haven



### Entrance Hall

Composite door to front, storage cupboard, stairs to first floor, radiator, laminate wood flooring.

### Cloakroom

Comprising a WC, wash basin, radiator, extractor fan & vinyl flooring.

### Study

9' 0" x 6' 1" (2.75m x 1.86m)

Window to the front, radiator, carpet.

### Kitchen/Diner

21' 1" x 12' 10" (6.42m x 3.90m)

Spacious kitchen/dining room offering plenty of space for the whole family. Within the kitchen area is a range of wall and base units with worksurfaces over, 1.5 bowl stainless steel sink/drain, built-in appliances including an electric oven, 4-burner gas hob with extractor above, dishwasher, washing machine & fridge/freezer. Under-stairs storage cupboard, radiator, laminate wood flooring. Window to the side & patio doors opening to the garden.

### First floor landing

Stairs leading to the second floor, radiator, carpet to the stairs and landing.

### Lounge

9' 8" x 12' 10" (2.95m x 3.90m)

Dual aspect with windows to the front and Patio doors leading to the balcony. Radiator, carpet.

### Bedroom 2

9' 9" x 12' 10" (2.98m x 3.90m)

Window to the rear, radiator, carpet.

### Bathroom

Comprising a bath with mixer taps & hand held shower attachment, WC, wash basin, radiator, extractor fan, part tiling to the walls, vinyl flooring. Window to the side.

### Second floor landing

Loft access, radiator, carpet to the stairs and landing.



## BALCONY

Enjoying open views to the front across farmland, composite decking with trellis/persplex balustrading.

## GARDEN

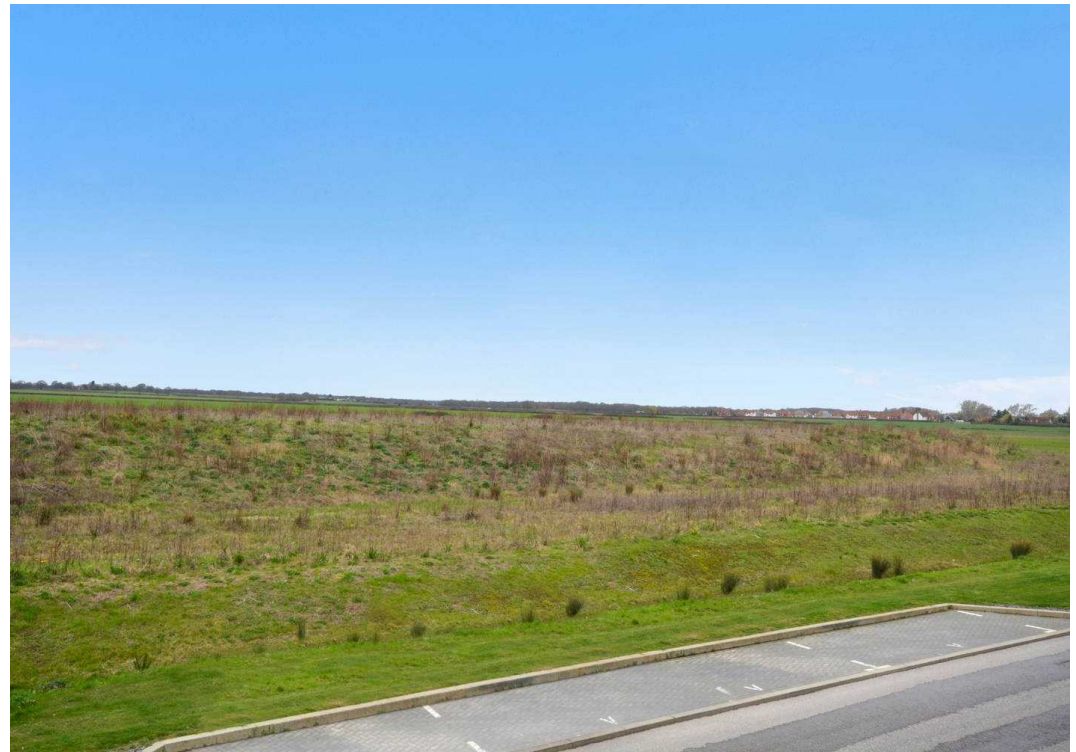
Landscaped garden featuring numerous planted beds and a meandering gravel pathway. Patio adjacent to the rear of the house, perfect for al fresco dining and summer BBQs. A mixture of herbaceous and evergreen shrubs throughout, small pond with water feature and fenced boundaries. Gated side access leading to an enclosed area with garden shed and further gated access to the covered driveway.

## DRIVEWAY

2 Parking Spaces

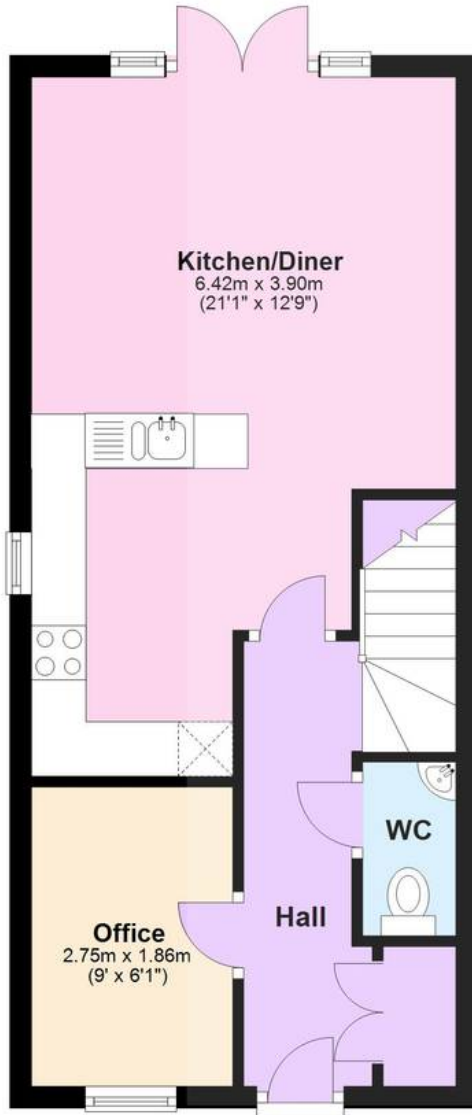
Covered driveway with space to park two vehicles in tandem.





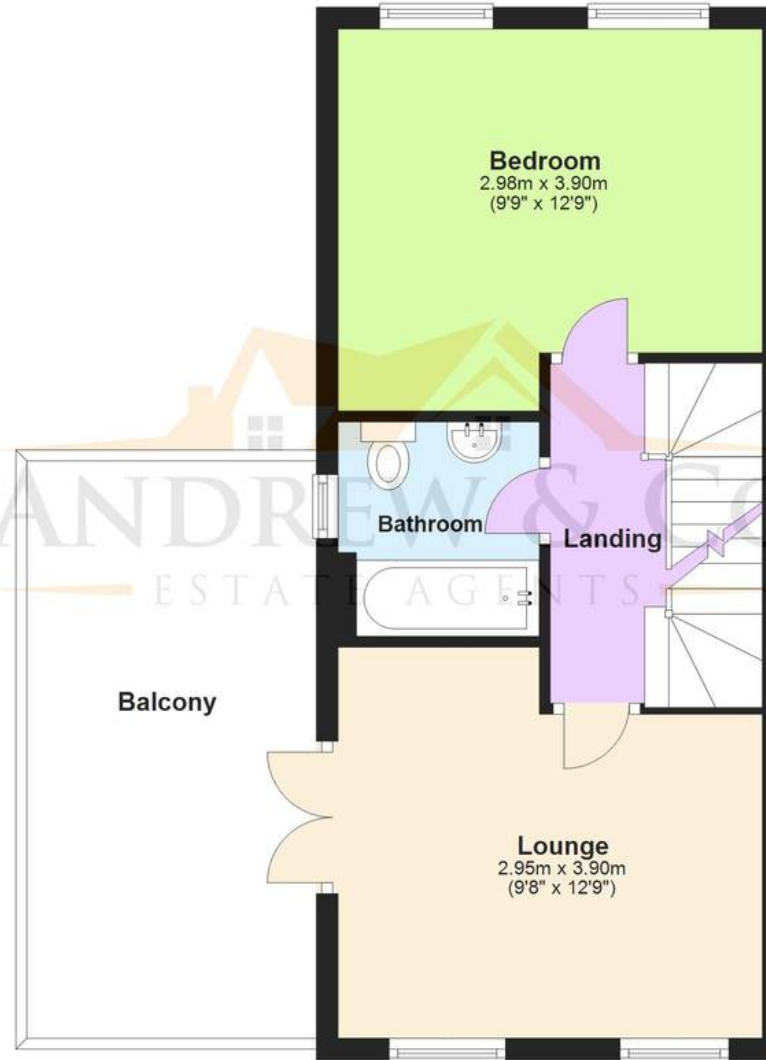
## Ground Floor

Approx. 36.2 sq. metres (389.4 sq. feet)



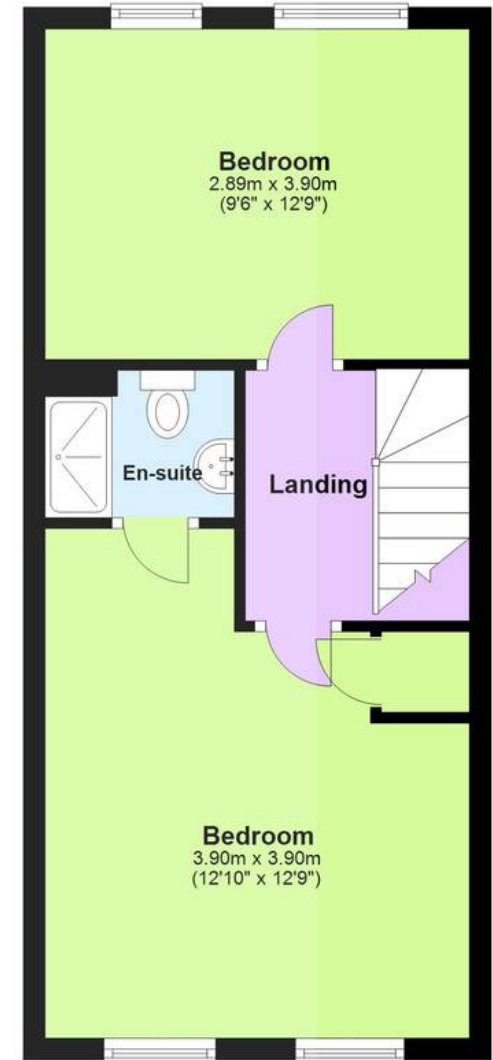
## First Floor

Approx. 36.1 sq. metres (388.8 sq. feet)



## Second Floor

Approx. 35.9 sq. metres (386.8 sq. feet)



Total area: approx. 108.2 sq. metres (1164.9 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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