



1 Ringlet Close, Kennington
£400,000

1 Ringlet Close

Kennington, Ashford

A beautifully presented three bedroom link-detached home, located at the highly sought after Conningbrook Lakes development, with stunning lakeside walks close-by. No onward chain.
Council Tax band: D

Tenure: Freehold

- 3-bedroom link-detached house
- Car port & Driveway parking
- Popular Conningbrook Lakes development
- Built in 2021 - remainder of NHBC warranty
- En-suite and wardrobes to Bedroom 1
- Enjoy serene walks of the Conningbrook Country Park
- Good road links to the M20



Entrance Hallway

Composite door to front, stairs to first floor with under-stairs storage, radiator, carpet.

Kitchen/Diner

10' 3" x 15' 5" (3.12m x 4.71m)

Modern kitchen featuring wall and base units with worksurfaces over, inset 1.5 bowl stainless steel sink/drainer, built-in appliances including an eye-level double electric oven, 5-burner gas hob with extractor above, washing machine & dishwasher. Window to the front, radiator and tiled flooring.

Lounge

17' 5" x 11' 1" (5.32m x 3.38m)

Window and double doors to the rear opening to the garden, radiator, carpet.

Cloakroom

Comprising a WC, wash basin, chrome towel radiator and tiled flooring.

First Floor Landing

Spacious landing with useful study area, airing cupboard, radiator, loft access, carpet to the stairs and landing.

Bedroom 1

13' 2" x 10' 9" (4.01m x 3.27m)

Window to the rear, fitted wardrobes, radiator, carpet.

En-suite

Comprising a walk-in shower, WC, wash basin, chrome towel radiator, partly tiled walls, tiled flooring, window to the rear.

Bedroom 2

14' 0" x 11' 8" (4.26m x 3.55m)

Window to the front, radiator, carpet.

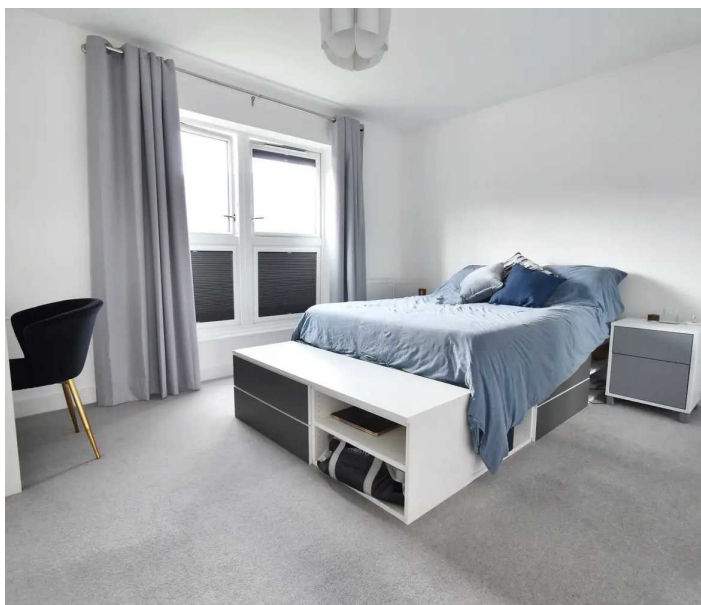
Bedroom 3

8' 7" x 10' 4" (2.61m x 3.15m)

Window to the front, radiator, carpet.

Bathroom

Comprising a bath with mixer taps and shower over, WC,



REAR GARDEN

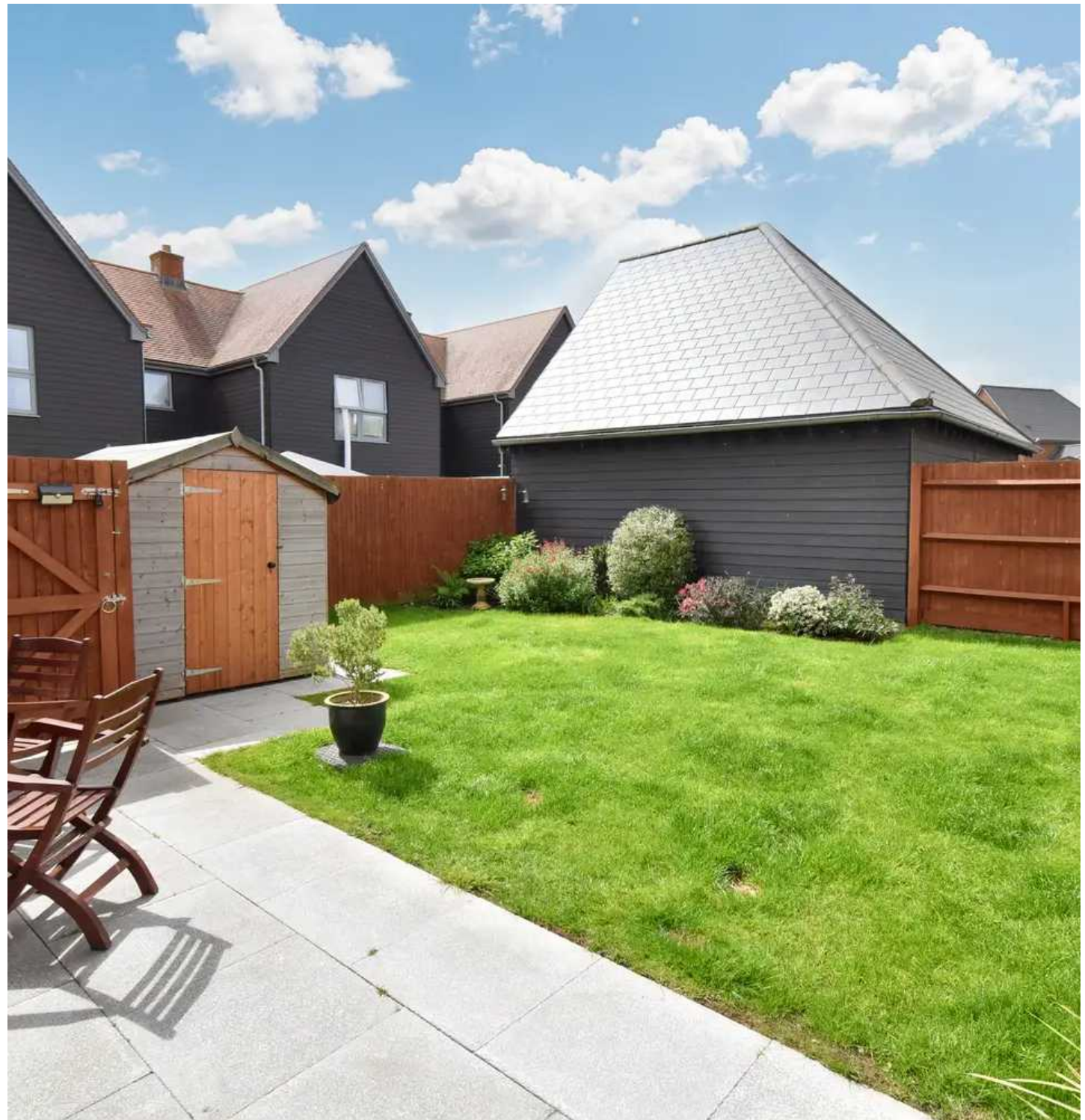
Enjoying sun throughout most of the day, with a patio adjacent to the rear of the house, lawned garden with some planted borders, fence boundaries, garden shed & gated side access.

CAR PORT

1 Parking Space

DRIVEWAY

1 Parking Space







Ground Floor

Approx. 57.2 sq. metres (615.4 sq. feet)



First Floor

Approx. 60.6 sq. metres (652.1 sq. feet)



Total area: approx. 117.8 sq. metres (1267.5 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

01233 632383

info@andrewandco.co.uk

