



Three Fields Tenterden, TN30 7DX

Asking Price £695,000



An immaculately presented five-bedroom semi-detached home offering a striking open plan kitchen/dining/living area, study, three bathrooms and carport with driveway, conveniently located in a desirable residential area just a short walk from the tree lined High Street of Tenterden.

Built in 2018 with two years NHBC warranty remaining, the accommodation is arranged over three floors and offers entrance hall with stairs to first floor and doorways leading to a study with window overlooking the front, WC and a striking open plan kitchen/dining/living area with French doors leading out to the rear garden.

The kitchen is fitted with a range of modern white wall and base units with complimenting work surface, integrated fridge freezer, dishwasher, washing machine, double oven and gas hob with extractor above. The dining area offers space for a large table and French doors provide views over and access out to the rear garden. The vendor has opened up the dining room onto the sitting room and created a stunning living space, with Herringbone Karndean flooring throughout, Bay window to the front with stylish plantation shutters and doorway leading back to entrance hall.

The first floor offers a master bedroom with built in wardrobes with large walk in storage behind and a modern ensuite, fully tiled with large walk-in shower, wall hung basin, WC and heated towel radiator, two further double bedrooms and family bathroom.

Stairs lead up to the second floor and to an additional bedroom with ensuite shower room and a fifth bedroom with built in storage. All bedrooms also benefit from attractive plantation shutters.

Externally to the rear is a private, southerly facing garden which is laid to lawn with a generous patio areas offering the perfect entertaining space, and there is useful timber shed for storage. A side gate allows access out to the carport and driveway which provides off road parking for two vehicles. The front of the property features an attractive low walled border with wrought iron fencing with gate leading to front door.

Goodsall Road is situated a short walk from the picturesque tree-lined High Street of Tenterden. The town offers comprehensive shopping including Waitrose, Tesco supermarkets and many pubs and restaurants. This wonderful family home occupies a popular location and is ideally situated for a range of state schools including St. Michaels Primary school, Tenterden Infants and Junior schools, and Homewood Secondary school, along with several of the renowned independent schools nearby.

The property is within easy access of two popular golf courses, Tenterden Golf Course, and London Beach Golf Club with saltwater spa. Mainline train services to London can be accessed from Headcorn (about 8 miles), or Ashford International (about 12 miles). where Eurostar trains depart for the continent, as well as the high-speed service to London St Pancras (a journey of approx. 37 minutes). The property is also within a 20-minute drive to the coast and 30 minutes' drive to Eurotunnel.

Tenure – Freehold

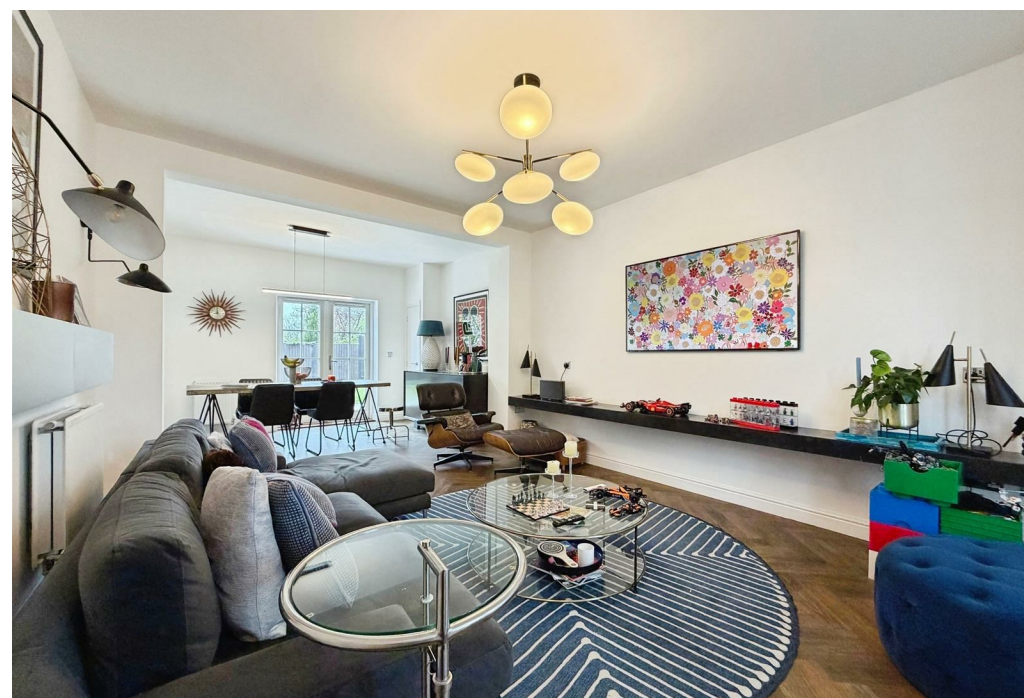
Services – Mains electricity, water, drainage and gas central heating.

Annual maintenance charge - TBC - which covers the upkeep of all the communal areas.

Broadband – Average Broadband Speed 14mb – 1000mb

Mobile Phone Coverage – Okay – Good

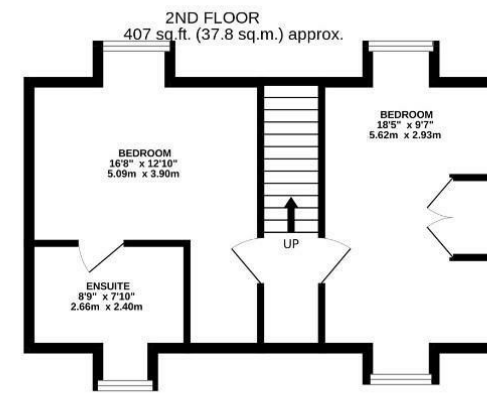
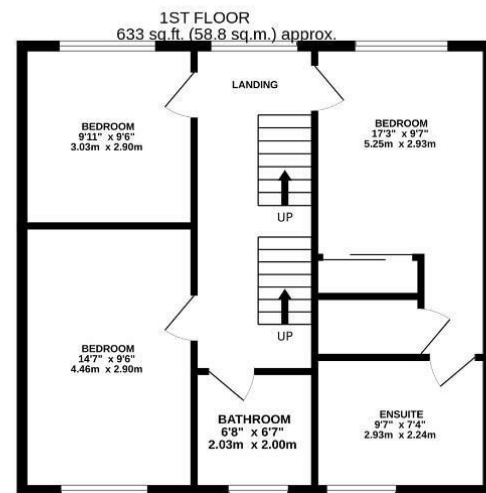
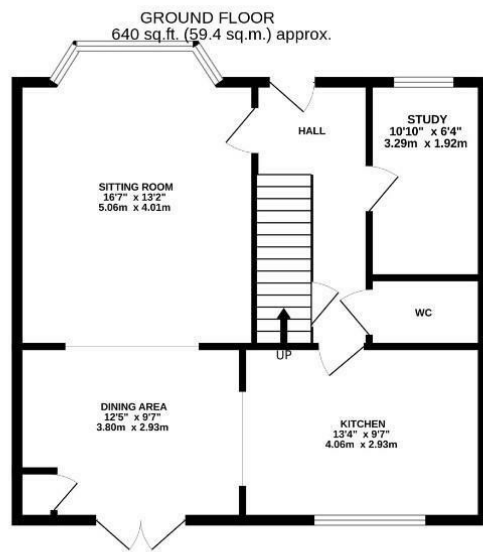
Flood Risk – Very Low





Tenure: Freehold
Council Tax Band: F

- IMMACULATELY PRESENTED FIVE BEDROOM HOME
- OPEN PLAN LIVING SPACE WITH FRENCH DOORS TO GARDEN
- STUDY
- TWO EN-SUITES AND FAMILY BATHROOM
- SOUTH FACING GARDEN
- CAR PORT AND DRIVEWAY
- DESIRABLE RESIDENTIAL AREA
- SHORT WALK FROM TENTERDEN HIGH STREET
- EPC RATING B



TOTAL FLOOR AREA : 1680 sq.ft. (156.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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 the 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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