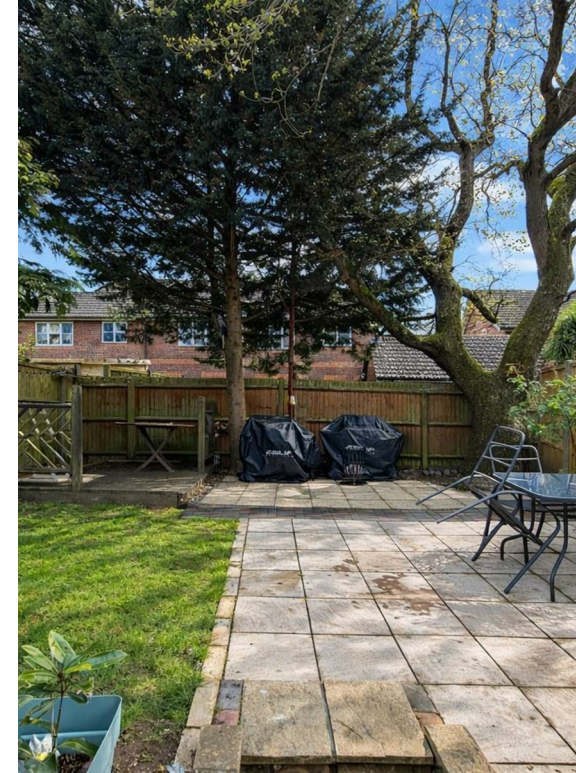


# Dove Close, Kingsnorth, Ashford, TN23 3NU

Asking price: Offers In The Region Of £350,000



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## DESCRIPTION

Situated in the ever-popular Park Farm development in Ashford, this well-proportioned three-bedroom semi-detached home offers an ideal blend of comfort, practicality, and family-friendly living. Built in the late 1990s, the property forms part of a thoughtfully designed estate that has long been regarded as one of the area's most desirable residential communities.

The ground floor is arranged to suit modern lifestyles, with a generous sitting/dining room spanning the depth of the home, providing a bright and versatile space for both relaxation and entertaining. To the rear, the kitchen is well laid out with direct access to a charming conservatory, creating an additional reception area that enjoys views over the garden and brings in an abundance of natural light. A convenient downstairs WC and internal access towards the garage and utility area enhance the home's practicality, making everyday living effortless.

Upstairs, the property offers three well-sized bedrooms, including a spacious principal bedroom and two further rooms ideal for children, guests, or a home office. A centrally located family bathroom serves all bedrooms, while the landing provides a natural sense of separation and flow between spaces.

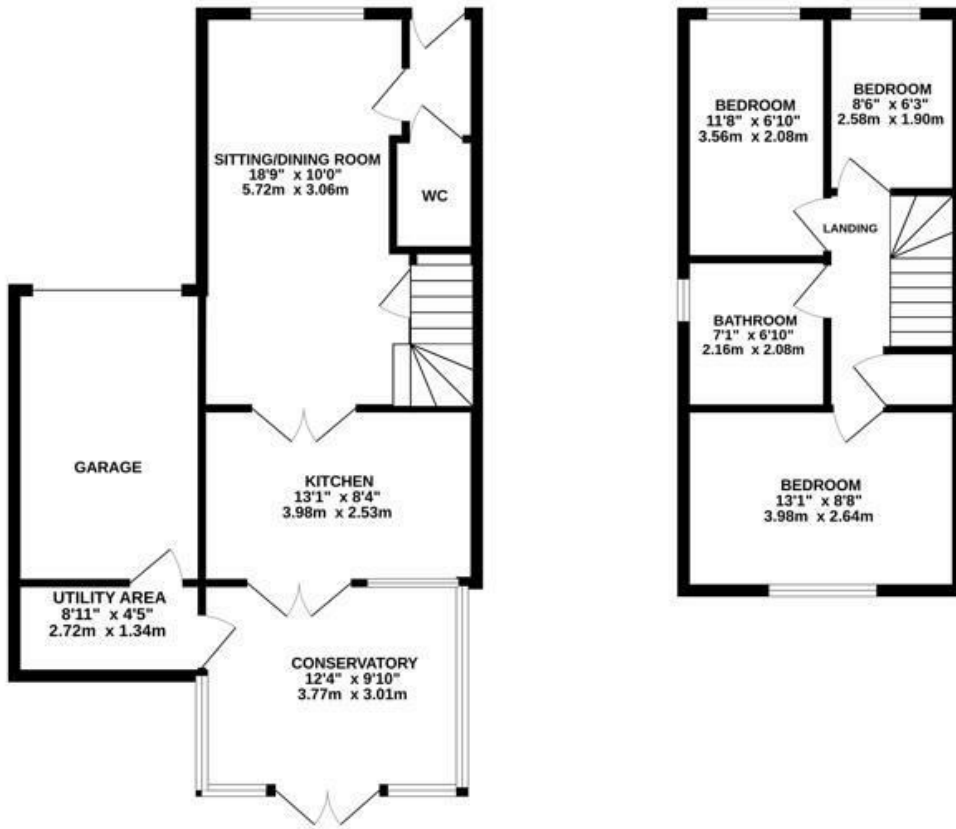
Externally, the home benefits from a garage and additional utility space, offering excellent storage or potential for further use, subject to requirements. The layout of the plot complements the internal accommodation, making it a well-rounded home for growing families. The garden is of a good size, with a generous patio area, a raised deck, beneath mature trees as well as a smaller lawn, ideal for families!

Park Farm itself is at the very heart of family living, centred around a well-regarded communal green space and park that provides a safe and welcoming environment for outdoor activities. The location is particularly convenient, being within close proximity to reputable local primary schools, as well as a large Tesco supermarket for everyday needs.

- Three-bedroom semi-detached family home located in the sought-after Park Farm development in Ashford
- Spacious sitting/dining room extending through the depth of the property, ideal for entertaining
- Ground floor WC plus additional utility area for added convenience
- Garage providing excellent storage or potential for further use
- Excellent transport links with easy access to the M20 motorway and high-speed services from Ashford International railway station, plus a well-regarded central park within the development
- Built in the late 1990s and positioned within a well-established, family-friendly estate
- Well-appointed kitchen leading directly into a bright conservatory overlooking the garden
- Three well-proportioned bedrooms, including a generous principal bedroom
- Close proximity to local primary schools and a large Tesco supermarket
- EPC Rating: TBC - Council Tax Band: C - All mains services connected







TOTAL FLOOR AREA: 997 sq ft (92.6 sq m) approx.  
 Whilst every attempt has been made to ensure the accuracy of the foregoing contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.

### Viewings

Please contact [ashford@hunters.com](mailto:ashford@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

