

Marsh Rise, Chilmington Green, Ashford, TN23 3UF

£389,950 - Asking Price



- A Stunning Example of a Modern, 3 Bedroom Detached Family Home
- Popular Chilmington Green Development Location
- Well appointed, Modern kitchen with integrated appliances and utility room
- Three generously sized bedrooms and family bathroom
- EPC Rating: B (83) - Council Tax Band: E
- Remainder of NHBC Warranty (5 years)
- Generous family lounge - Ideal for entertaining
- Principal bedroom boasting en-suite shower room
- Well kept rear garden with rear access & garage with driveway
- Chilmington Green Estate Fee's: £500 pa



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Nestled in the desirable Chilmington Green development in Ashford, this newly built detached home offers a perfect blend of modern living and community spirit. Constructed 5 years ago, this three-bedroom offers spacious and well-planned accommodation arranged over two floors, ideal for contemporary family living, with no onward chain.

The ground floor opens into a welcoming entrance hall that provides access to all principal rooms and the staircase to the first floor. To the right of the property there is a generous and stylish kitchen/diner, thoughtfully designed to offer ample workspace and storage, with plenty of room for dining and entertaining. The kitchen boasts integrated appliances and ample worktop space, with a separate utility room, which adds practicality, keeping laundry and additional storage neatly out of sight. You will also find access to the rear garden. From the hallway, you will find an impressive sitting room, flooded in natural light, benefiting from double doors that open directly onto the garden, creating a seamless indoor-outdoor flow and making it an ideal space for both relaxation and hosting guests. A convenient ground floor WC enhances everyday living and completed the ground floor.



As you enter, you are greeted by a neat & tidy entrance hall, a spacious and inviting family lounge which provides an ideal space for relaxation and family gatherings. The heart of the home is undoubtedly the generous open-plan kitchen with fitted appliances and dining area, which features patio doors that lead to the garden, seamlessly connecting indoor and outdoor living. The ground floor also benefits from a convenient toilet, enhancing the practicality of the layout.

Upstairs, you will find three well-proportioned bedrooms, each designed with comfort in mind. Both bedrooms 1 and 2 are generous doubles, as well as a spacious 3rd bedroom, ideal for a younger child or home office space. The principal bedroom boasts its own en-suite shower room, offering a private retreat, while the modern family bathroom serves the other two bedrooms, ensuring ample facilities for all.

Outside, the property continues to impress with a beautifully kept rear garden, perfect for outdoor entertaining or simply enjoying the fresh air, also giving access into the homes garage. Externally the property boasts a garage with driveway for off-road parking, as well as ample visitor bays in the area.

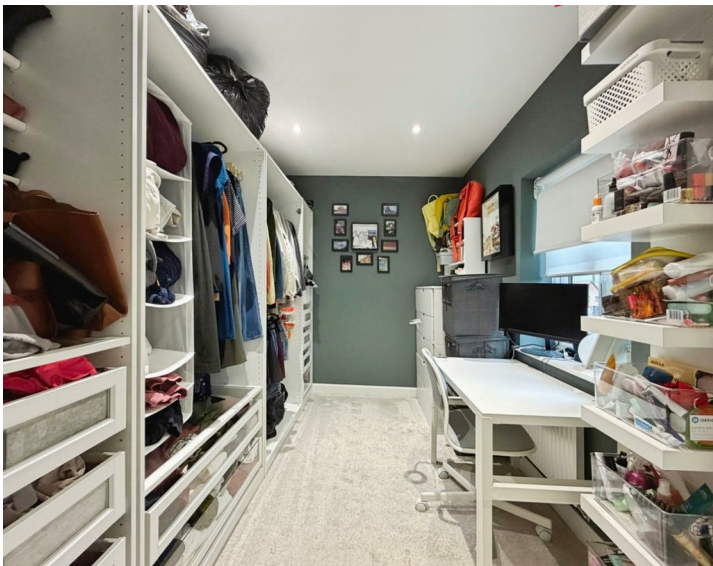
With the remainder of its NHBC Warranty still in place, this home not only exudes a fresh, new-like feel but also offers peace of mind for its future owners. The development is well-equipped with essential amenities, including local shops and newly built primary and secondary schools, making it an ideal choice for families seeking a vibrant community. This property truly represents a wonderful opportunity for modern family living in a thriving area.



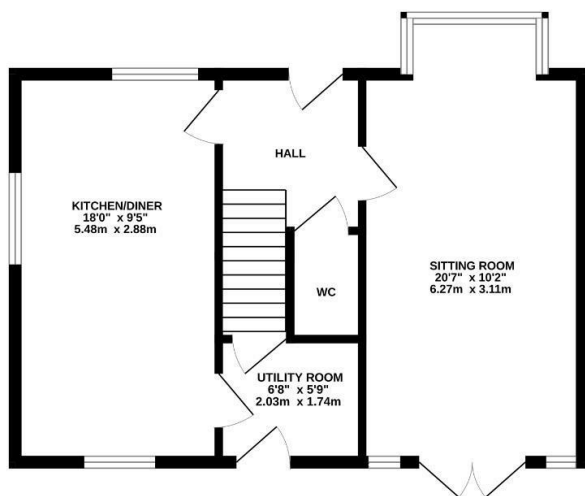
Prime Location & Connectivity: Marsh Rise is found within a newly developed within Kingsnorth, found just 3.5 miles to the southwest of Ashford town centre. There are many pleasant walks in the area as well as popular local schools and shops within easy reach. Ashford International station is approximately 3 miles away with the fast train to London in 37 minutes. Junction 9 of the M20 is also easily accessible. Be sure you book your viewing early to avoid disappointment, please call Hunters on 01233 613 613, to arrange now!



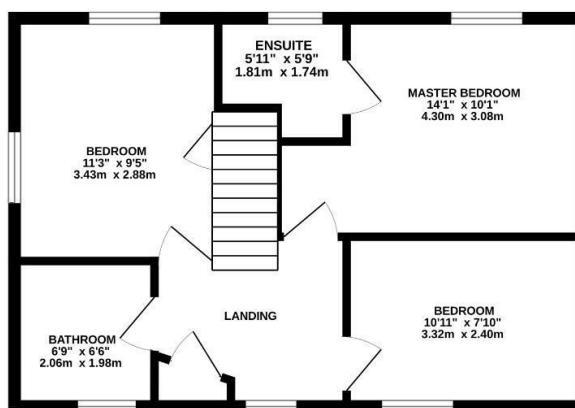
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GROUND FLOOR



1ST FLOOR



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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Viewings

Please contact ashford@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

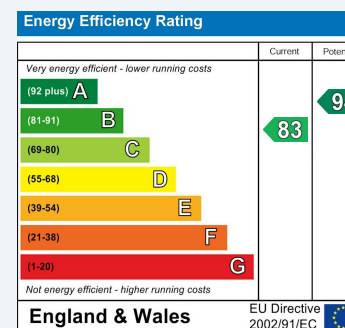
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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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.



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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