Honeysuckle Avenue, Willesborough, Ashford, TN24 0XX

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Asking price: Offers Over £525,000

A Modern Four-Bedroom Detached Family Home on the Hinxhill Estate

Occupying an attractive position within the popular Hinxhill Estate in Willesborough, this impressive four-bedroom detached home offers a wonderful combination of contemporary family living, generous proportions and practical everyday space. Extending to approximately 1,272 sq ft, the property has been thoughtfully arranged over two floors and provides the kind of versatile accommodation that is ideally suited to modern family life.

From the moment you step inside, there is an immediate sense of space and practicality. The welcoming entrance hall provides access to the principal ground-floor rooms, with the staircase rising to the first floor and useful storage beneath. A downstairs cloakroom is conveniently positioned off the hall, while the separate utility room provides an invaluable space for laundry, household storage and the less glamorous necessities of family life, allowing the main living areas to remain beautifully uncluttered. At the heart of the home is the exceptionally generous kitchen/diner, measuring approximately 23'3" x 11'2". This is a room designed around everyday family life and entertaining alike, offering plenty of space for a well-equipped kitchen, a substantial dining area and somewhere to gather with family and friends. Whether it is breakfast before the school run, relaxed family dinners or a lively evening entertaining guests, this impressive room provides a natural social hub for the house. The separate 21'6" x 11'8" sitting room is equally impressive, providing a wonderfully spacious and comfortable retreat away from the main hubbub of the kitchen. Its generous proportions offer considerable flexibility for a large suite of furniture, while creating a calm and welcoming environment in which to relax at the end of the day.

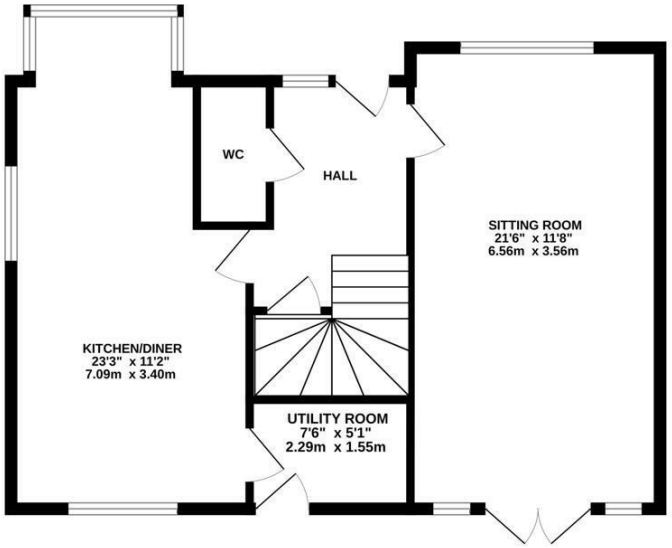
Upstairs, the accommodation continues to impress with four bedrooms, making this an exceptionally versatile home for a growing family. The principal bedroom is a particularly comfortable retreat, measuring approximately 11'2" x 10'4", and benefits from its own en-suite shower room. Having this private facility adds an extra degree of comfort and convenience that is increasingly sought-after in modern family homes. Three further bedrooms provide excellent flexibility. Whether required as children's bedrooms, guest accommodation, a home office, dressing room or hobby space, each room offers the opportunity for the next owners to adapt the accommodation around their own lifestyle. The family bathroom is centrally positioned from the landing and serves the remaining bedrooms, while the landing itself provides a pleasant sense of separation between the bedrooms and the living accommodation below.

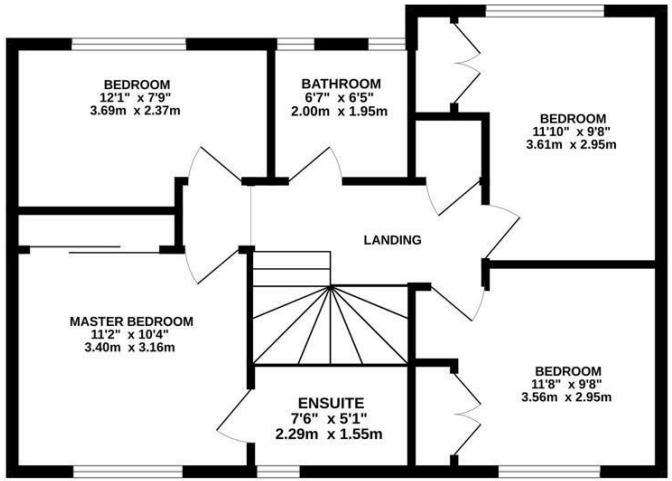
One of the home's greatest strengths is undoubtedly its balance of accommodation. There is no shortage of space for family life, yet the layout remains practical and easy to live in. The combination of a substantial kitchen/diner, separate sitting room, utility room, downstairs WC, four bedrooms and en-suite creates a home that can comfortably evolve alongside its owners.

Outside, the detached nature of the property further enhances its appeal, providing the privacy, independence and practicality that buyers so often seek. The garden is mainly laid to lawn, with a winding path, leading to a timber pergola, ideal for those looking to relax when the sun is out, the garden also boasts side access and offers a part brick wall boundary.

Ultimately, this is a home that delivers space where it matters most. It is a property designed not simply to look good, but to work beautifully for everyday life, from busy weekday mornings through to relaxed weekends with family and friends. With its generous living accommodation, four bedrooms, en-suite facilities and superb kitchen/dining space, this is a detached family home that deserves to be viewed to be fully appreciated.

- Impressive four-bedroom detached family home - Approximately 1,272 sq ft of spacious accommodation
- Generous kitchen/dining room – ideal for entertaining
- Principal bedroom with private en-suite shower room
- Separate utility room & convenient downstairs cloakroom
- Driveway which provides parking for 2 cars + Large rear garden
- Highly sought-after Hinxhill Estate, Willesborough, Remaining NHBC
- Substantial separate sitting room boasting patio doors to garden
- Four well-proportioned bedrooms offering excellent versatility
- Modern, practical family layout with excellent living space
- EPC Rating: B (85) - Council Tax Band: E - Estate fee's: £487.14per annum approx





TOTAL FLOOR AREA : 1272 sq.ft. (118.2 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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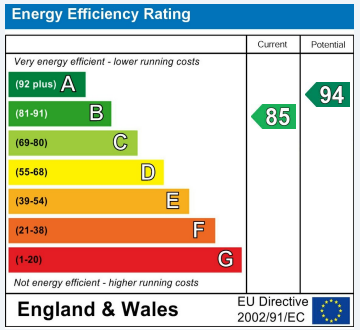
ENERGY PERFORMANCE CERTIFICATE

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.



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The Property Ombudsman

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