

Campion Close, Ashford

Offers In The Region Of £600,000 - £650,000



- Four bedroom detached home
- Three allocated spaces
- Two reception rooms
- Utility area
- EPC: B

- Driveway and garage
- Popular Campion Close Development
- Low maintenance rear garden
- Over three generous floors
- Council Tax Band: F

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HERE TO GET *you* THERE

Campion Close, Ashford

DESCRIPTION

Hunters are extremely excited to welcome to the market, this delightful detached modern four bedroom detached family home with accommodation arranged over three floors. Built by reputable builders Pentland homes in 2014. Located within the popular Campion Close development. On arrival to the home you will notice the attention to detail that the developers had built this property too originally - From it's clean and tidy exterior, to it's modern fixtures and fittings throughout, we truly believe this is a property that will not hang around so be quick to book your viewing to appreciate what lies behind this homes well-kept façade!

Located in this sought after area, which offers plenty of parking to the rear of your home. As you wander through your front door and arrive in the impressive entrance hall, the modern feel is apparent as you step inside. Note the welcoming space, that has been used by many in this style home as a unique study/work from home space.

Within the ground floor, you will find a handy downstairs W/C a must for a family home! Along with a handy storage cupboard crucial to deal with all that comes with family life. There's the helpful addition of a spacious utility room also, offering space for those appliances to be kept away from the kitchen. This hall leads you into the homes welcoming large kitchen/diner located at the rear of the property, that offers French doors that flood the fitted kitchen with light which again offers a modern feel. Finishing the ground floor well is the homes integral garage, that offers plenty of space to park a car if necessary.

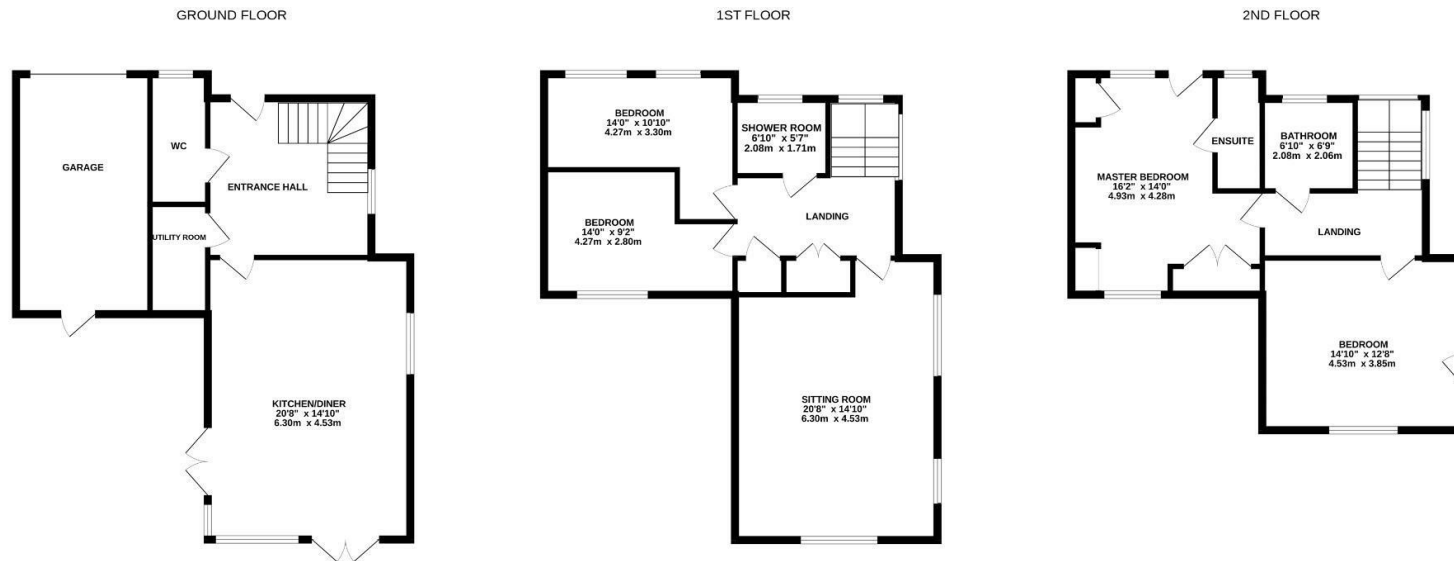
The stairs rise from the welcoming entrance hall, where you will discover the homes spacious family reception room, measuring an approx 20'8 x 14 ' 10. Allowing the family to unwind without feeling on top of one another. The lounge itself occupies a great spot within the home offering a Juliet balcony to allow the summer breeze to cool you on the hotter summer days.

Across the hall from the main lounge are two double guest bedrooms, one of which offering views out into the rear garden and woodland beyond the home, a view that most would be envious of! Servicing the two bedrooms on this floor is the modern, three piece shower room with a full tiled finish. Before you climb the stairs to the second and final floor, there is a large double cupboard offering ample storage space for both bedrooms allowing you to utilise the entire floor space avoiding free standing furniture. The stairs to the top floor where you will discover the generous master suite, that offers an array of fitted storage space, fantastic views and a en-suite shower room. Across the hall, you're guests can relax in peace as they have the privilege of a occupying the 14 ' 10 x 12 ' 8 guest room, a room that offers yet another Juliet balcony allowing you to wake up & take in that glorious view!

Other features to the property include a modern combi-boiler, the remainder of the NHBC guarantee, an integrated kitchen with white goods and the thought that this home is being brought to the market with no-onward chain complications! Externally, the work in the rear garden is there for all to see, a brick wall boundary lines the rear of the property, the garden not only offers a large shed and side access, but a generous section that is laid to lawn. There is path that leads to both the rear & side gate.

Campion close is regarded as a very sought after development which is located within easy reach of Ashford's high street shops, boutiques, bars and leisure facilities along with high speed rail connections to London (St Pancras within 38 minutes) and the Continent (Paris within a couple of hours via Eurostar). A good choice of primary and secondary schools are also close by. In the Park Mall and County Square you'll find a wide range of well-known high street stores and local independents as well. In addition, there is the newly opened Ashford Picture House, to watch the latest movie releases at the forefront of the new Elwick road development. If you are a dedicated shopaholic, imagine the temptations that await you at the McArthur Glen designer outlet and the Bybrook and Evegate Barns. Furthermore, the M20 gives you direct access to the Lakeside and Bluewater shopping centres. Or, perhaps, if an upmarket shopping centre like Westfield Stratford is more your thing, then all you need is a high-speed journey from Ashford International. There are also many local popular primary schools, most notably Repton Park Primary School, along with multiple secondary schools within a ten-minute bus journey from local bus stops within Repton Park.

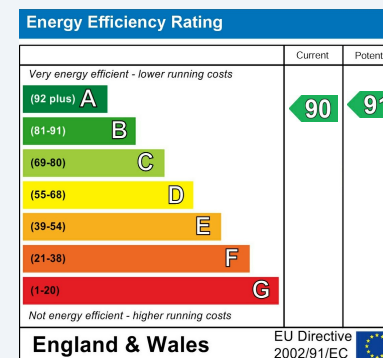




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.



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.

Viewing

Please contact our Hunters Ashford Office on 01233 613613 if you wish to arrange a viewing appointment for this property or require further information.

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