

Parkland Crescent, Chilmington Green

Guide Price £400,000 - £425,000



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HERE TO GET *you* THERE

Parkland Crescent, Ashford

DESCRIPTION

Hunters are delighted to welcome to the market, this deceptively spacious three bedroom detached family home occupying a pleasant spot with far reaching field views.

You'll often hear the saying, it's all about location... And this couldn't be truer here, just look at those views! It's not always about what the property offers internally, but what is on the door-step and we're sure you'll be pleased with what is on offer here! Found nestled within a cul-de-sac within the newly constructed Chilmington Estate Development. We truly feel it's a great example of a family property that the sellers have added their own stamp to make this a really comfortable place to call home. Pull-up curb side and take in all this property has to offer, with it's stylish balcony, covered car parking space and far reaching green views!

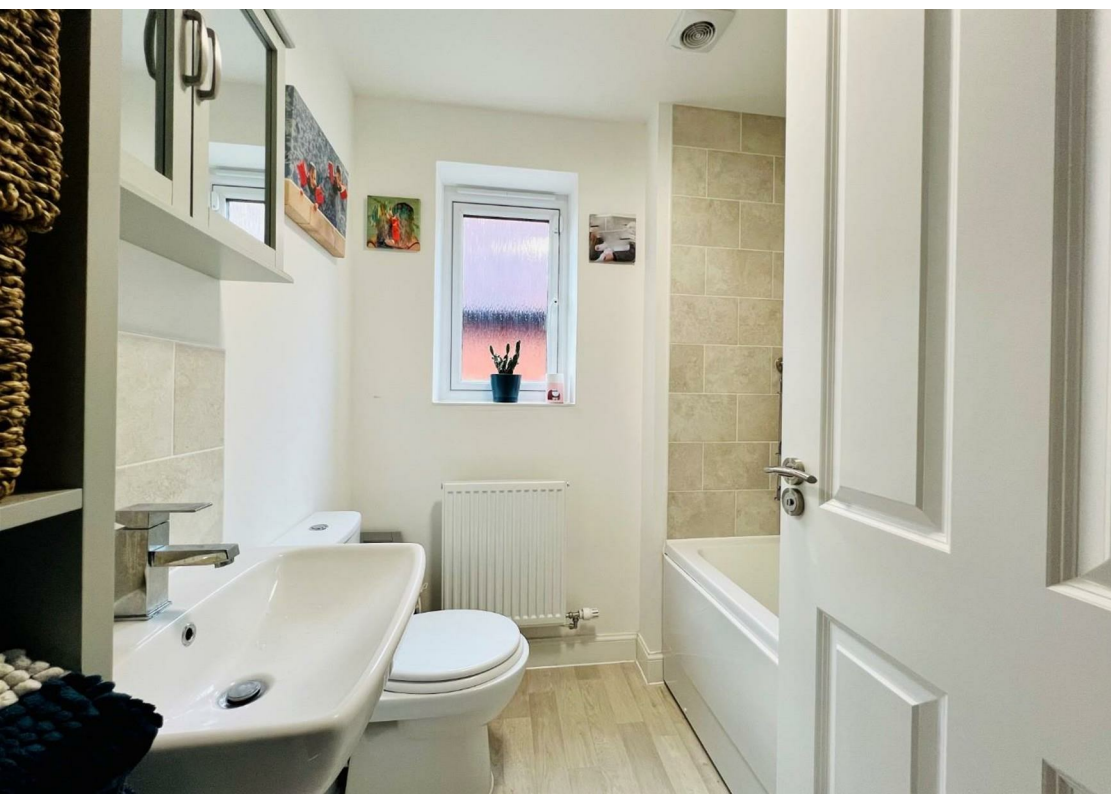
Park up on your drive and enter in your turn-key property. You'll find yourself in a welcoming entrance hall with access to the downstairs cloakroom, a staple for a family home. There's a generous home office on the ground floor, but could easily be utilized as a ground floor bedroom which has been so common since the pandemic with multi-generation living on the rise. At the rear of the home you'll discover a impressive kitchen/diner. This, commonly referred to as the most used reception room of homes for those that like to cook & host their guests! The kitchen is finished with a modern wood effect flooring with contrasting wood counter-tops with all of the essentials integrated too! There's a distinctive space for preparing food and dinning. The room playing host to a large table and chairs at the far end allowing you to eat as a family and gaze out of the patio doors into the well kept rear garden. Finishing this floor well is a handy under stairs storage cupboard, easing the strain on all that comes with family life.

Climb to the first floor where you will discover the elevated reception room basking in those great views which only improve as you climb higher in the home. It's a lovely space with dual aspect windows allowing light to flood in, creating a relaxing space for the family to unwind. Why not step out into the balcony and enjoy the cooling summer breeze whilst you gaze over the fields to front, a view which most of your friends will be envious of! The far reaching field views are simply stunning, providing a peaceful and tranquil backdrop. Enjoy sunsets and sunrises from this unique vantage point, or take a leisurely walk to explore the surrounds. The first floor also offers a large family bathroom and generous guest bedroom with built in storage space too. The bathroom is finished with a modern tile, with shower over bath, wash hand basin & w/c lit via a smartly placed window.

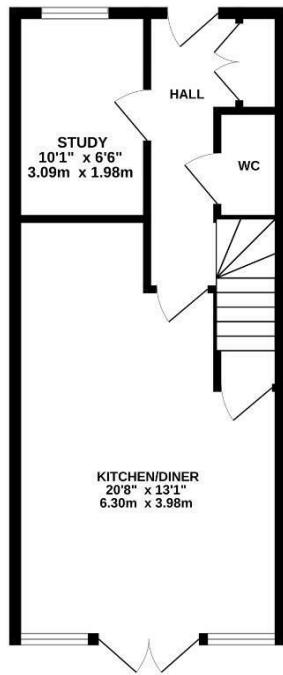
Climb to the 2nd floor where you will find the generous master suite along with en-suite shower room and the third bedroom. As found below, the master bedroom offers two lovely windows in which you can simply watch the world go by whilst getting ready in the morning. Note the vendors choice of upgrades as they have fitted wardrobes within the room to create further storage space before you reach the en-suite. The shower room itself offers yet again a modern feel with walk in shower, wash hand basin and W/C. Opposite is the third bedroom, generous in floor space ensuring there are no arguments for who gets the bigger room, with both second and third bedroom measuring approx. 13'1 x 9'6!

Externally, there's a modest rear garden which is mainly laid to lawn but also has an extended patio area that leads from the rear doors, allowing you to dine alfresco when the weather is kind. There's also another seating area installed by the vendors at the bottom of the garden which is a delightful place to have a coffee in the morning. Additionally, there's side access and also a well built garden shed handy for all those garden tools & outside bits and pieces! and small decking area.

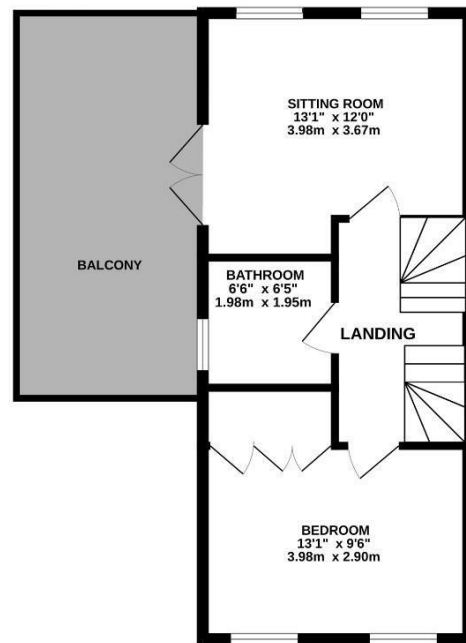
Parkland Crescent is found within the newly developed estate at Chilmington, found just some 3.5 miles to the south west of Ashford town centre. There are many pleasant walks in the area as well as popular local schools and shops within easy reach. Ashford International station is approximately 3 miles 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 sole agents on to arrange



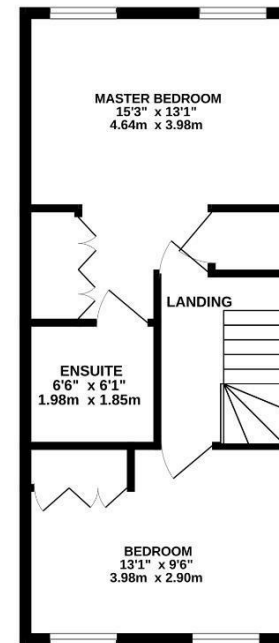
GROUND FLOOR



1ST FLOOR



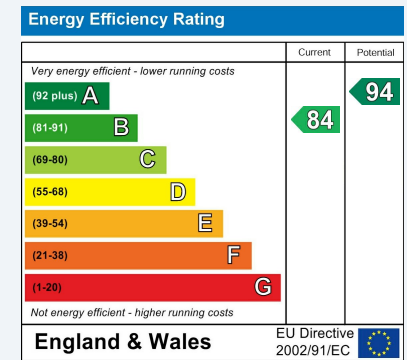
2ND FLOOR



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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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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