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HERE TO GET *you* THERE

Darter Row, Ashford, TN24 9FN

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£350,000



*"Immaculate" & "Well-presented" are terms often used in home descriptions, but here, there is never a truer word spoken. It began in 2021, when the now owners purchased of plan, and from what was, mud & grass, then turned into a beautiful home, constructed in 2020 – Built by reputable Latimer Homes. With a high specification finish, spacious rooms, a meticulously designed layout - blending day to day modern living whilst being a moments walk from the tranquil Conningbrook Lakes, most that visit, don't often want to leave...*

*Conningbrook Lakes lies within Conningbrook Country Park featuring lakes, ponds, woodland and grassland. The peaceful lakeside location offers a tranquil lifestyle on the edge of Ashford, with high speed links to London for*



*On arrival, you'll find your new home, tucked away from passing traffic in a quieter through road, with a car-port providing parking with space for 3 small cars on the drive. Thanks to the forward thinking of the owners, they have created a smart rear store at the base of the car-port, that now offers space for an external appliances & gardening tools! Upon entering the property, you will be greeted by a stylish and contemporary interior that flows throughout. The ground floor features a convenient entrance hall, ideal for kicking off those shoes & hanging up your coat. There's the all important addition of the downstairs w/c, allowing for easy access and providing added convenience for you and your guests. The spacious 'hub' of the home is found via the entrance hall, boasting a bright and spacious kitchen/diner to front, flooded with natural light, creating a warm and inviting atmosphere for relaxing and entertaining. At the rear of this space is where you'll find yourself perched of an evening, curled up on the sofa, perhaps with the patio doors open watching the TV. The property boasts a fully integrated kitchen, equipped with modern appliances and ample storage space finished with a modern, sleek white gloss base & wall hung cabinetry. The open-plan layout seamlessly connects the lounge and dining creating a perfect space to unwind as a family, without feeling on top of one another.*

*Moving upstairs, you will find two generously sized bedrooms. The master bedroom benefits from an en-suite bathroom, ensuring privacy and convenience. The second bedroom is equally spacious and bright, providing flexibility for use as a guest room, home office, or children's room. Both bedrooms offer a peaceful retreat, allowing you to unwind and recharge. Completing the accommodation upstairs is a stylish family bathroom, featuring contemporary fixtures and fittings. Whether you prefer a relaxing soak in the tub or a quick refreshing shower, this bathroom provides all the necessary amenities. Throughout the property, modern features and finishes are evident, reflecting the high standard of this new development. The property benefits from central heating, double glazing, and efficient insulation, ensuring a comfortable living environment year-round while minimizing energy costs.*

*Externally, the property offers a compact, yet child-friendly sunny rear garden. This charming outdoor space has been thoughtfully designed to provide a safe and enjoyable environment for children to play and families to relax. Despite its size, this garden maximizes its potential to create a haven of fun and relaxation. The garden benefits from ample sunlight, creating a bright and cheerful atmosphere throughout the day. A soft, well-maintained lawn provides a perfect space for children to run around and play freely. It offers ample room for a large 'work from home cabin' that has been built in the garden, allowing you to make the use of the space inside, whilst working from home, or the garden in this case! To ensure the safety of children, the garden is fully enclosed with secure fencing & white-weather boarded boundary, giving parents peace of mind while their little ones explore and have fun.*

*Conningbrook Lakes is peacefully located on the edge of Ashford surrounded by wildlife and nature. The country park spans across 34 hectares of lakes, parks and woodland and provides an abundance of walking and cycling opportunities. The natural setting expands further into the Kent downs and along the River Stour whilst Victoria Park is just a few miles away and has an array of facilities for the children including, play parks, tennis courts, memorial parks and football pitches.*

- Immaculately presented 2 bedroom semi detached home
- Well appointed with driveway/carport providing parking
- Landscaped rear garden with rear access
- Purpose built rear out-building (home office)
- 2 Spacious, double bedrooms, Guest with dual-aspect windows
- Principal bedroom boasting en-suite & fitted wardrobes
- Large open plan entertaining 'hub' with fitted kitchen
- Within Walking distance to the popular Conningbrook Lakes
- Council Tax Band: C, EPC: Rating: B (86) 7 Years remainder of Premier guarantee
- Conningbrook Lakes Estate Fee's: £408.00per annum



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 Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<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.