

Atkinson Walk, Little Burton Farm

Guide Price £ 425,000



- Well presented family home
- Integral garage
- Sympathetically extended
- Stunning rear sun room
- EPC Rating: C
- Three bedroom detached
- Driveway providing parking to front
- Low maintenance well kept rear garden
- Three generous bedrooms, Master with en-suite shower room
- Council Tax Band: E

DESCRIPTION

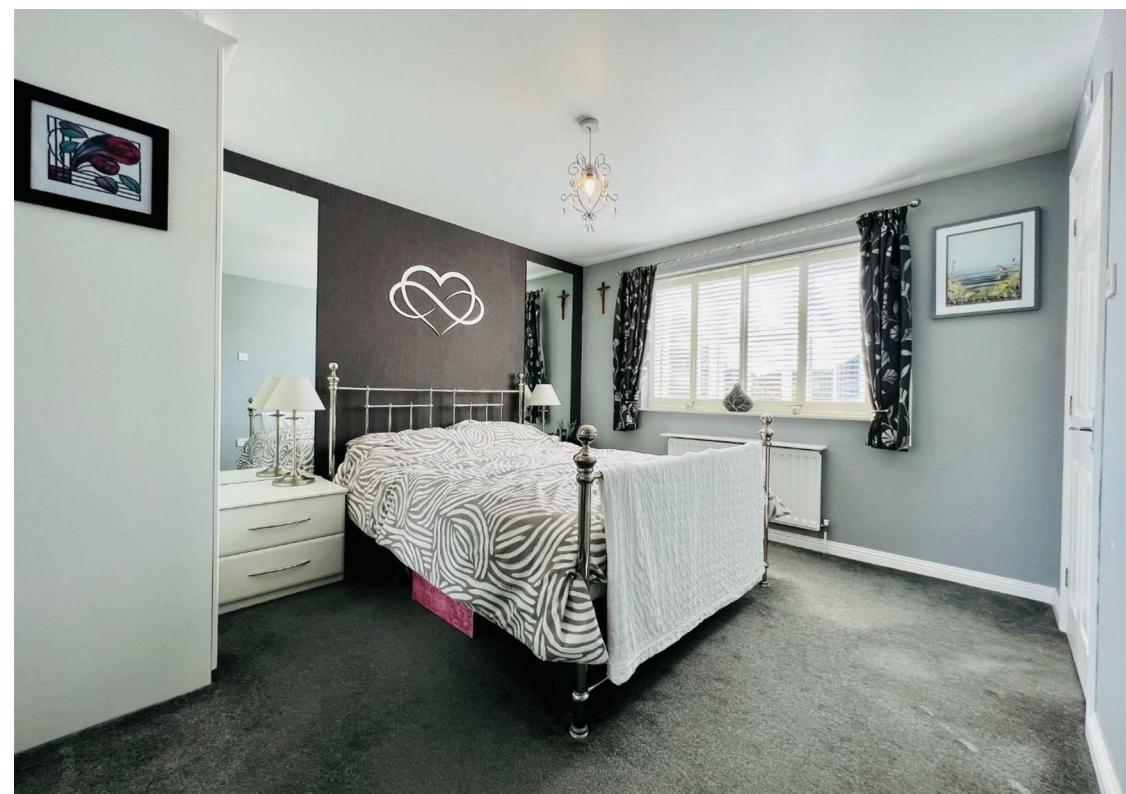
Welcome to Little Burton, We're delighted to welcome this well-presented three-bedroom, detached family home to the market, if it's a home you can move straight into, then assure this is at the very top of your viewing list. The vendors have been here since 2004, and you can see why they've spent so long here! Just look at that rear sun room! On arrival at the property, you will note its side extension & striking facade, which is a nod to the property's internal accommodation and high standard of presentation throughout.

Standing proudly within the well-regarded Little Burton Farm development, offering the perfect balance between Ashford Town Centre and The M20 – It's an estate that has hit the mark in our opinion. Park up on your drive, where there is parking for 2-3 cars on the driveway. Wander along the path at the front into your new home. The term 'turn-key' is over used when it comes to well-presented homes, but here we feel it is justified! Arrive in a spacious and light filled hallway. With its ground floor accommodation consisting of a generously sized kitchen that has been sympathetically extended to offer a formal dining room to the left-hand side. The kitchen comes with integrated appliances throughout and is finished with modern wall and base hung cabinetry topped with contrasting black granite worktops offering plenty of storage space throughout. Freestanding Rangemaster cooker with overhead extractor is included. Opposite the kitchen is a utility/boot room with fitted units, single sink with drainer plus plumbing for washing machine. There is a side door to garden. Along the hall is the home's reception room. A bright and welcoming space with folding doors leading to the wow factor sun room, with tiled floor and underfloor heating, acting as yet another reception room – A fantastic addition which leads you out into the spacious garden with a large patio seating area, allowing you to dine alfresco and entertain your guests in the summer evenings when the weather is kind. The room plays a vital part in this family home, acting as the hub' flooded with glass meaning the room is well lit, with uninterrupted views of the low maintenance open space at the rear of the home, a real charming addition is the log burning stove! – the main reception area is finished with high-quality carpet and offers plenty of space for the family to unwind, whilst not feeling on top of one another! The ground floor is finished well with the all-important addition of a ground floor W/C.

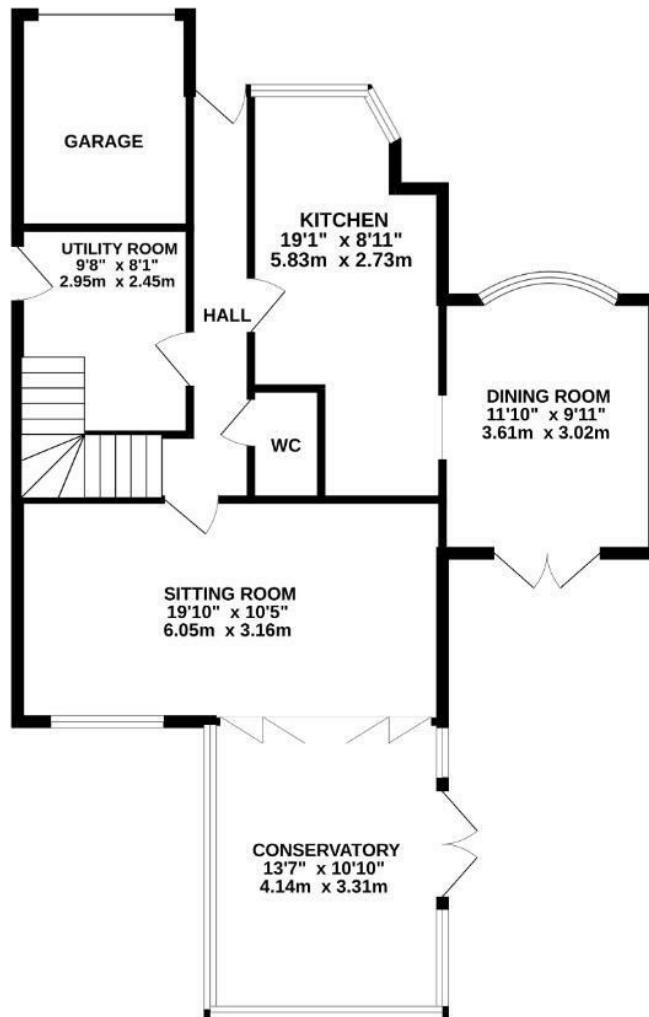
From the hall, you will find the stairs that rise from the entrance hall to three generously-sized double bedrooms. The master bedroom is found positioned at the rear of the home indulging in the calming outlook that greets you as you gaze into the tranquil garden. The master bedroom boasts a modern ensuite shower room and a handy set of built-in wardrobes. The second bedroom has plenty of space for a double bed as well as further fitted storage space, allowing you to utilise all of the floorspace without the need of free standing furniture, the third bedroom can equally be used as a bedroom, or perhaps a generous office/study, which has become so important to those working from home.. Bedrooms 2 & 3 are serviced by the home's modern family bathroom which consists of a modern suite, with shower over bath, wash hand basin & w/c.

At the rear of the home is the garden which has been adapted by the current owner to give provide a serene, and tranquil space, whilst being low maintenance, it now offers the space to catch the summer sun whilst not embarking on the cutting of the lawn every other weekend, the perfect balance for a working family! The home has a fully fenced enclosed boundary, offering side access to reach the front drive way and parking. The rear space consists of a vibrant display of colourful potted plants, mature shrubs as well as an established vegetable garden with an arbour in one corner that backs onto the property. A garden shed is at one end of the garden, plus a small greenhouse.

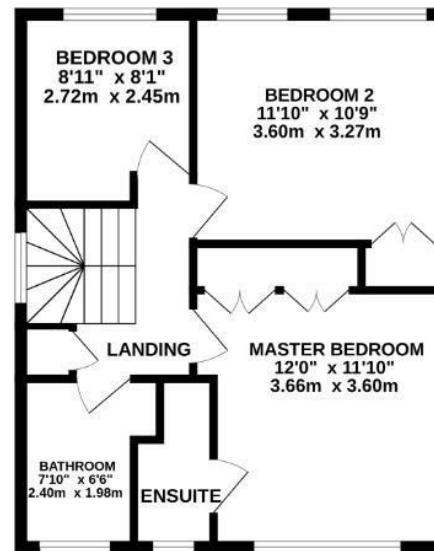
The home is find in the popular Little Burton Farm estate. Just look what Ashford has to offer its residents, it's easy to understand why Ashford has been voted as one of the most desirable places to live, offering the best quality of life. Kennington in particular is popular for its blend of homes ranging from old to new, character to modern as well as a variety of home sizes to suit all ages. Kennington covers lots of sub areas which include Little Burton Farm, Bockhanger, Bybrook and Goat Lees. Surrounded by local shops, supermarkets, restaurants, take aways, hairdressers and beauticians, garden centres, a multiplex cinema and health clubs at both Junction 9 of the M20 and at the Historic Eastwell Manor. Close to Junctions 9 or 10 of the M20 and has great bus links to the Town Centre and surrounding villages. There are lovely walks to be had with areas of natural beauty being on your doorstep with lots of pretty local villages to visit and woods to walk the family and dogs. Kennington has local Nursery, Primary and Secondary schools making it a great location for children of all ages. For the commuter there's the High Speed Rail Link taking you to Ebbsfleet International, Stratford



GROUND FLOOR



1ST FLOOR



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	70	70
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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.

HINKING 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.

21 Cedar Parade, Repton Park Avenue, Ashford, TN23 3TE

Tel: 01233 613613 Email:

ashford@hunters.com <https://www.hunters.com>

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.

Made with Metrix ©2023