GOULD HARRISON



Ringlet Close, Kennington, Ashford, Kent TN24 9FW





Introducing

GUIDE PRICE £425,000 - £450,000

Set on the highly sought after Conningbrook Lakes development, this impressive detached home is perfect for modern lifestyles. Spanning an inviting 1,119 square feet, the property boasts three spacious
double bedrooms, ensuring ample space for family and guests alike. The contemporary en suite shower room complements the family bathroom and ground floor cloakroom, providing convenience and
comfort for all.

The heart of the home is undoubtedly the expansive 24ft kitchen/dining room, which is equipped with integrated appliances, making it an ideal space for both cooking and entertaining. The sunny aspect rear garden invites you to enjoy outdoor living, whether it be for a quiet morning coffee or lively family gatherings. Additionally, the property features a carport and parking for at least two cars.

For those who appreciate the great outdoors, the surrounding area offers delightful countryside walks, allowing you to immerse yourself in nature right on your doorstep. Tastefully decorated and
immaculately presented this charming home is a must see.

At a Glance

Ringlet Close, Kennington

Ashford, TN24 9FW

3 Bedrooms | 2 Bathrooms | 1 Reception Rooms

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- IMMACULATELY PRESENTED DETACHED HOME
- THREE DOUBLE BEDROOMS
- 24FT KITCHEN/DINING ROOM
- CONTEMPORARY EN SUITE & FAMILY BATHROOM/WC
- CARPORT & DRIVEWAY
- GROUND FLOOR CLOAKROOM
- SOUGHT AFTER CONNINGBROOK LAKES DEVELOPMENT
- BEAUTIFUL COUNTRYSIDE WALKS ON THE DOORSTEP
- EXCELLENT COMMUTER & TRANSPORT LINKS
- EPC RATING - B (84)



In Detail





Location

Ringlet Close is situated on the edge of Conningbrook Lakes Country Park, approximately two miles northeast of Ashford town centre. The area combines Conningbrook Lake with expanses of open countryside and fields, much of which is managed by Kent Wildlife Trust on behalf of Ashford Borough Council. Walking routes circle the lake, while a scenic countryside footpath towards the nearby village of Wye runs just behind the house, providing a lovely opportunity to explore the surrounding landscape on foot.

A local pub and shop are also within a short walk, while Ashford town centre and its retail parks are just a short drive away, offering a wide choice of shops, restaurants, leisure facilities and everyday amenities. The location offers a balance of open countryside and convenient access to Ashford and surrounding villages.

Entrance Hall

Stairs to first floor with storage under, radiator, doors to:

Cloakroom

Low level WC, pedestal hand basin with localised tiling, chrome heated towel rail, extractor fan, double glazed window to rear.

Sitting Room

Dual aspect with double glazed French doors to rear, radiator.

Kitchen/Dining Room

Triple aspect with double glazed French doors opening on to the rear garden. Generous range of fitted wall and base units with integrated appliances. electric oven, four ring gas hob with extractor hood and lighting over, washing machine, dishwasher, radiator.

First Floor

Double glazed window to rear, loft access, doors to:

Bedroom One

Dual aspect double glazed windows, radiator, fitted wardrobes with mirror fronted sliding doors, door to:

En Suite

Contemporary suite comprising a large walk in cubicle housing mains shower with tiled surround, low level WC, wash basin, chrome heated towel rail, downlighters, double glazed window to front.

Bedroom Two

Double glazed window to front, radiator.

Bedroom Three

Double glazed windows to rear, radiator.

Family Bathroom

Panelled bath with mains shower over, low level WC, wash basin, chrome heated towel rail, extractor fan, downlighters, double glazed window to rear.

Rear Garden

A pleasantly enclosed space enjoying a sunny aspect, mainly laid to lawn with paved patio seating areas and raised borders, outside cold water tap, lighting, panelled enclosed fencing, side gared access.

Carport & Driveway

Block paved driveway leading to a covered parking area with useful storage.

Tenure

Freehold.

Annual Estate Charge - £360

Servcies

All mains services connected.

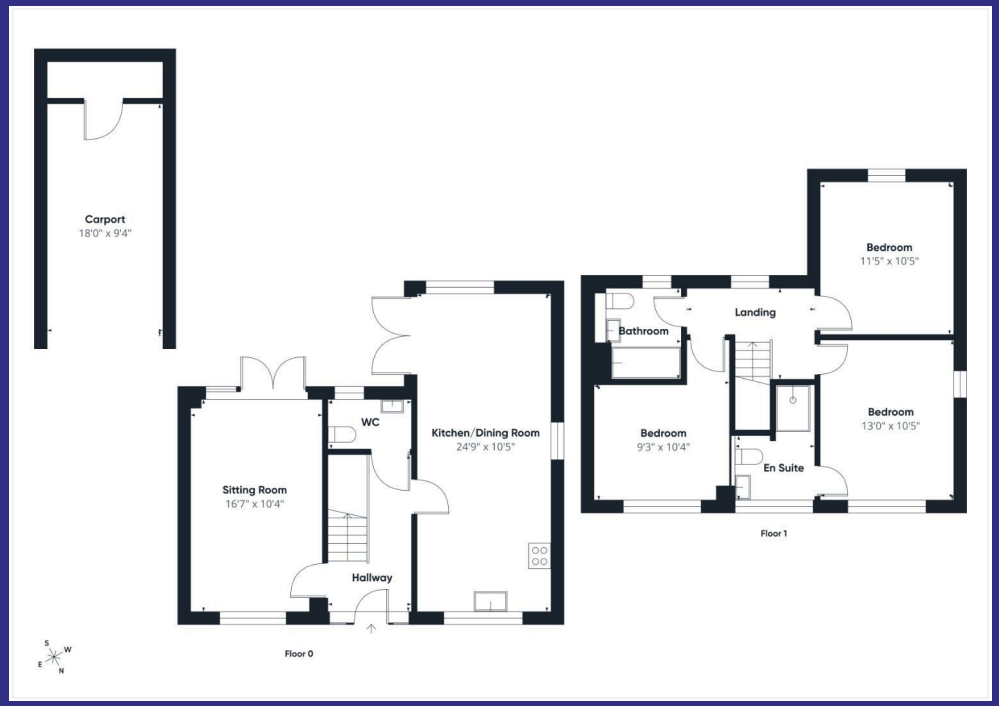
Council Tax

Ashford Borough Council Tax Band: E





Floorplan



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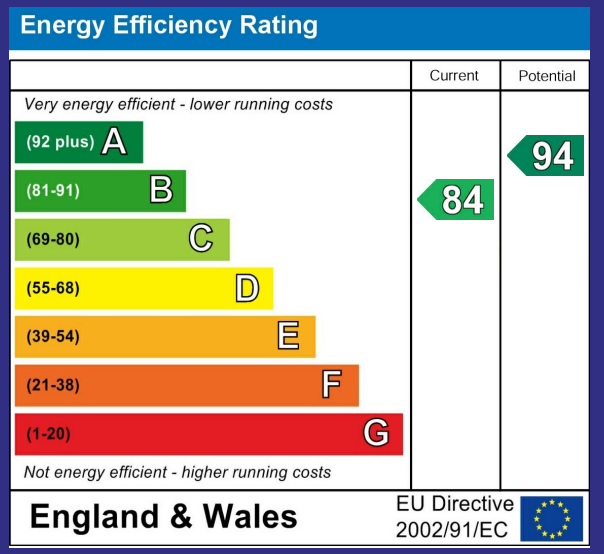
Key Information

Guide Price £425,000 - £450,000 Freehold

Local Authority | Ashford Borough Council

Council Tax Band | E

Energy Efficiency Band | B



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.