



Amigo

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INDEPENDENT
ESTATE
AGENT
Jarvis



20 The Weavers, Headcorn, Ashford, Kent. TN27 9AQ.

Offers in Excess of £475,000 Freehold

Property Summary

"In my opinion this is a particularly well designed modern home found in a popular village location". -Philip Jarvis, Director.

A well proportioned four bedroom mid terraced house built in 2017 that certainly needs to be viewed so it can be fully appreciated.

Downstairs the accommodation is arranged with a separate sitting room with bay window to front and a large fitted kitchen/dining room with bifold doors onto the garden. There is also a useful large utility room and cloakroom.

Upstairs there are four well proportioned bedrooms with the master bedroom benefitting from a built in double wardrobe and ensuite shower room. There is also a family bathroom.

A brick block driveway leads to the large single garage measuring 17' 6" x 10' 3" and there is an enclosed 30ft rear garden with two patio areas.

Headcorn is an ever popular village with a wide range of shops and primary school. There is also a railway station with access to London Bridge or to London St Pancras via the High Speed link in Ashford. There is also access to the M20 motorway via Leeds near Maidstone

Features

- Modern Four Bedroom Terraced Property
- Kitchen/Dining Room With Bifold Onto Patio
- Three Further Well Proportioned Bedrooms
- Double Glazing & Gas Central Heating
- Garage & Driveway
- EPC Rating: B
- Sitting Room With Bay Window To Front
- Useful Utility Room & Cloakroom
- Family Bathroom
- Enclosed Rear Garden With Two Patio Areas
- Sought After Village Location
- Council Tax Band D

Ground Floor

Entrance Door To

Hall

Stairs to first floor. Understairs cupboard. Radiator. Amtico flooring.

Cloakroom

Double glazed frosted window to front. White suite of concealed low level WC and wall hung hand basin. Radiator. Amtico flooring. Downlighting. Local tiling.

Sitting Room

17' 0" into bay x 12' 10" (5.18m x 3.91m) Double glazed bay window to front. Two radiators.

Kitchen/Dining Room

20' 6" x 12' 0" (6.25m x 3.66m) Double glazed window to rear. Double glazed bifold doors to rear garden. Range of contemporary base and wall units. Stainless steel one and a half bowl sink unit. Bosch gas hob with Bosch extractor hood over. Integrated fridge/freezer. Integrated dishwasher. Radiator. Downlighting. Amtico flooring.

Utility Room

10' 2" x 5' 4" (3.10m x 1.63m) Double glazed door and double glazed window to rear. Range of base units. Stainless steel sink unit. Plumbing for washing machine. Space for tumble dryer. Cupboard housing Potterton gas central heating boiler. Amtico flooring. Radiator. Door to garage.

First Floor

Landing

Access to loft. Airing cupboard.

Bedroom One

12' 10" x 11' 10" (3.91m x 3.61m) Double glazed window to front. Built in sliding door double wardrobe. Radiator.

Ensuite Shower Room

White suite of concealed low level WC, wall hung hand basin and large fully tiled shower cubicle. Local tiling. Chrome towel rail. Extractor. Amtico flooring.

Bedroom Two

11' 7" x 9' 7" plus doorwell (3.53m x 2.92m) Double glazed window to rear. Radiator.

Bedroom Three

17' 4" x 10' 2" (5.28m x 3.10m) Double glazed window to front and rear. Radiator.

Bedroom Four

10' 7" x 8' 0" (3.23m x 2.44m) Double glazed window to rear. Radiator.

Bathroom

Double glazed frosted window to front. White suite of concealed low level WC, wall hung hand basin and panelled bath with separate shower unit. Chrome towel rail. Downlighting. Extractor. Amtico flooring.

Exterior

Front Garden

Small area to front with shrub beds.

Rear Garden

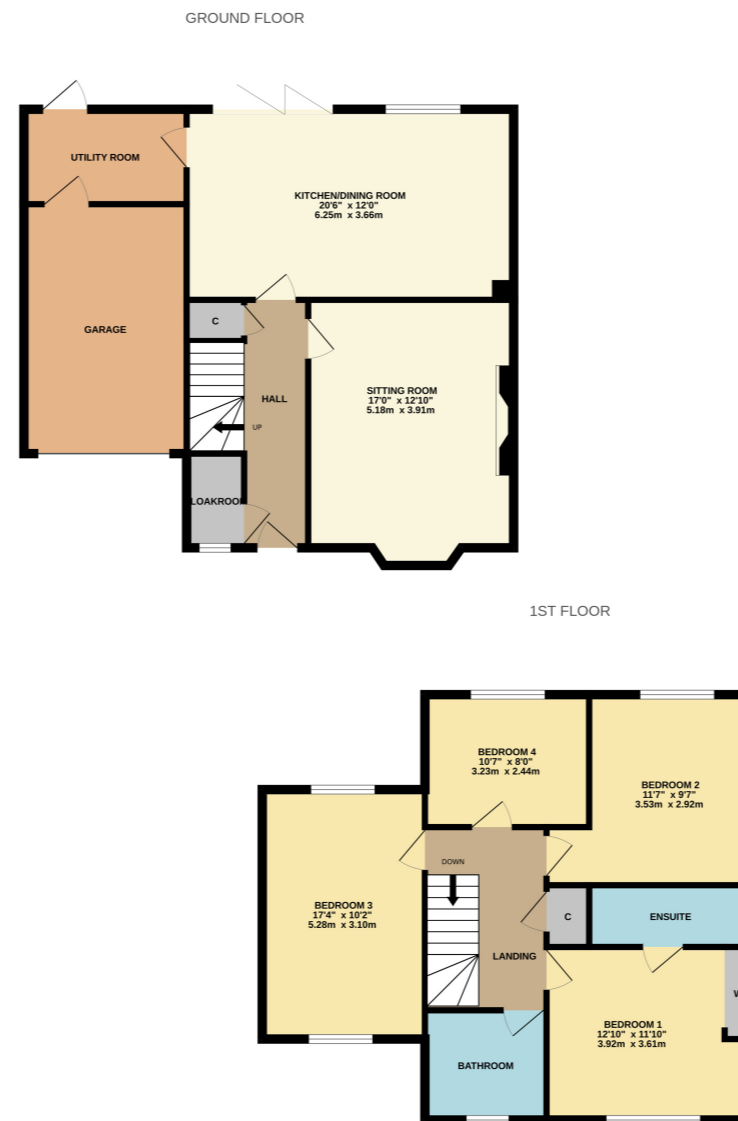
Approximately 30ft in length. Patio area adjacent to the house and further patio area to one corner. Laid mainly laid to lawn with shrub bed and pebbled area.

Garage

17' 6" x 10' 3" (5.33m x 3.12m) Up and over door. Power and lighting. Door to utility room.

Agents Note

There is a service charge of approximately £37.00 per month for this development.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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+) A		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Please Note: All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit for purpose. interested parties are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout or virtual tour included this is for the general guidance only, it is not to scale and its accuracy cannot be confirmed.

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