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**3 Bobbin Close, Headcorn, Ashford, Kent. TN27 9AW.**

**Guide Price £675,000 Freehold**

## Property Summary

**\*\*GUIDE PRICE OF £675,000-£700,000\*\***

"This house is tucked away in one of my favourite developments in Headcorn. It offers generous living space and a well landscaped garden." – Philip Jarvis, Director

An impressive five-bedroom executive-style detached home located in a highly sought-after modern development in Headcorn. Built just six years ago, this home still exudes a contemporary feel and boasts well-proportioned accommodation throughout.

The ground floor offers two spacious reception rooms, including a bright sitting room with a gas fireplace and a separate dining room with access to the garden. The modern kitchen/breakfast room features high-end Bosch appliances, quartz countertops, and a central island with a breakfast bar. A utility room and cloakroom complete the downstairs layout.

Upstairs, the master bedroom includes fitted wardrobes and a stylish ensuite shower room. Three additional double bedrooms, a single bedroom, and a family bathroom provide ample space for family and guests.

The rear garden is a standout feature, well landscaped with a patio, decking area, and a play area. A double-width driveway leads to the double garage, which has been partially partitioned by the current owners to create versatile storage or parking options.

Headcorn is a charming village offering an array of shops, amenities, and a well-regarded primary school. The local railway station provides excellent connections to London, with London Bridge just 55 minutes away. Sutton Valence Preparatory School is also a short drive away, making this home ideal for families.

## Features

- Executive Five Bedroom Detached House
- Kitchen/Breakfast Room with Central Island
- Ensuite to Master Bedroom with Fitted Wardrobes
- Double Garage & Double-Width Driveway
- Situated in a Sought-After Development
- EPC Rating: B
- Two Spacious Reception Rooms
- Convenient Utility Room & Downstairs Cloakroom
- Landscaped Rear Garden with Patio, Decking & Play Area
- Walking Distance of Village Centre
- Offered with No Onward Chain
- Council Tax Band G

## Ground Floor

### Entrance Door To

### Hall

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

### Cloakroom

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

### Sitting Room

18' 4" into bay x 15' 6" (5.59m x 4.72m) Double glazed bay window to front. Two radiators. Fireplace with gas fire. Double doors to

### Dining Room

14' 4" x 10' 0" (4.37m x 3.05m) Double glazed window to side. Double glazed doors to rear. Radiator. Amtico flooring.

### Kitchen/Breakfast Room

14' 2" x 14' 6" (4.32m x 4.42m) Double glazed window to rear. Double glazed doors to rear. Contemporary range of base and wall units. Bosch double electric oven. Four ring Bosch gas hob with feature extractor over. Inset one and a half bowl sink unit. Quartz worktops. Integrated dishwasher. Integrated fridge/freezer. Central island with breakfast bar. Radiator. Downlighting. Amtico flooring.

### Utility Room

Double glazed window to rear. Space for washing machine and tumble dryer. Stainless steel single bowl sink unit. Bose units. Radiator. Amtico flooring. Doors to garage.

## First Floor

### Landing

Access to loft. Double airing cupboard.

### Bedroom One

14' 10" into bay x 11' 4" to wardrobe doors plus recess (4.52m x 3.45m) Double glazed bay window to front. Triple sliding door wardrobe cupboards to one wall. Radiator.

### Ensuite Shower Room

Double glazed frosted window to side. White suite of concealed low level WC and twin wall mounted hand basins. Large fully tiled shower unit. Chrome towel rail. Local tiling. Extractor.

### Bedroom Two

19' 0" x 14' 0" (5.79m x 4.27m) Double glazed window to front and rear. Two radiators.

### Bedroom Three

12' 10" x 8' 9" plus doorwell (3.91m x 2.67m) Double glazed windows to rear. Radiator with decorative cover.

### Bedroom Four

10' 8" x 9' 1" (3.25m x 2.77m) Double glazed window to front. Radiator with decorative cover.

### Bedroom Five

10' 1" x 7' 9" (3.07m x 2.36m) Double glazed window to rear. Radiator.

### Bathroom

Double glazed frosted window to rear. White suite of concealed low level WC. Wall hung hand basin and panelled bath with shower attachment, Separate fully tiled shower cubicle. Chrome towel rail. Extractor. Downlighting. Amtico flooring.

## Exterior

### Front

Shrubs beds to front. Path to front door. Double width driveway to leading to double garage.

### Rear Garden

Approximately 35ft in length by 50ft in width. Landscaped garden with extensive patio area. Path to attractive decking area to bottom of garden. Play area with equipment. Outside lighting.

### Double Garage

Up and over doors. Power and lighting. Window and door to rear. Wall mounted central heating boiler.

The current owners have partitioned the garage creating either an area for storage or parking to the left-hand side.

### Agents Note

There is a service charge on this development. The vendor has informed us the charge for 2024 was approximately £450.



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 Metropix ©2024

| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-100) <b>A</b>                           |         | 92                      |
| (81-91) <b>B</b>                            | 85      |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| 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 contact, 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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