



philip INDEPENDENT  
ESTATE AGENT  
Jarvis





## 11 Downs Close, Headcorn, Ashford, Kent. TN27 9UG.

£550,000 Freehold

### Property Summary

"The superb living space in this family home just blew me away". - Matthew Gilbert, Branch Manager.

Proudly presenting to the market is this well thought out, extended four bedroom detached house. Boasting excellent living accommodation and two ensembles this home warrants serious consideration.

The property comprises of entrance hall, WC, lounge kitchen/living/dining space with internal access to the garage. There is also a large lounge with a feature log burner and snug. To the first floor there is a well proportioned master bedroom with walk in wardrobe and ensuite shower room, a second bedroom with ensuite shower room, two further bedrooms and a family bathroom.

Externally is a front garden as well as a well thought out rear garden for entertaining with a 6 person hot tub. Also a two car drive and single garage.

This home has some great additional benefits to include a feature log burner, granite worktops in the kitchen and bespoke plantation shutters in most of the windows.

Ideally located in a popular cul-de-sac there is great access to Headcorn village centre. Headcorn is a popular village and boasts a wide range of amenities and shops. There is a primary school in the village and railway station with a line to London Bridge and Ashford International. There is access to the M20 at Maidstone approximately 10 miles away.

This home certainly warrants early consideration so please book a viewing without delay.

There is also the opportunity to acquire a small parcel of land to the rear from UK Power Networks to extend the garden.

### Features

- Extended Four Bedroom Detached Home
- Driveway & Garage
- Double Glazing & Gas Central Heating Throughout
- Immaculate Presentation
- EPC Rating: C
- Two Ensembles
- Cul-De-Sac Location
- Log Burner
- Council Tax Band E

## **Ground Floor**

### **Front Door To**

### **Hall**

Stairs to first floor with storage cupboard underneath. Radiator.

### **WC**

Double glazed window to side. Low level WC, wash hand basin with splash back tiling. Radiator.

### **Kitchen/Living/Dining Room**

24' 2" x 21' 3" max (7.37m x 6.48m) Two sets of double glazed windows to front with plantation shutters. Double glazed window to rear. Double glazed door to rear. Double glazed sliding doors to rear. Range of base and wall units with granite worktops. Sink. Integrated Neff hob with feature extractor above. Integrated Neff double oven. Separate dishwasher and space for American fridge/freezer. Built in wine chiller. TV point. Three radiators. Breakfast bar area. Door to garage.

### **Formal Lounge/Snug**

23' 11" x 13' 3" (7.29m x 4.04m) Two radiators. Two sets of BT and TV points. Large feature log burner. Sky lantern. Double glazed sliding doors to rear.

## **First Floor**

### **Landing**

Double glazed window to front with plantation shutters. Hatch to loft access. Storage cupboard with shelving and gas boiler. Second storage cupboard. Two light tunnels.

### **Bedroom One**

16' 2" x 12' 5" (4.93m x 3.78m) Double glazed window to side and rear both with plantation shutters. Radiator. Hatch to loft access. Built in walk in wardrobe with shelving and rails. TV point.

### **Ensuite**

Double glazed obscured window to front. Suite comprising of low level WC, wash hand basin with storage cupboard and walk in double shower cubicle and two head shower head. Radiator. Extractor.

### **Bedroom Two**

13' 0" x 8' 10" (3.96m x 2.69m) Double glazed window to rear with built in plantation shutters. Radiators. TV point. Shelving.

### **Ensuite**

Double glazed obscured window to rear. Chrome heated towel rail. Extractor. Suite comprising of low level WC, wash hand basin and separate shower cubicle.

### **Bedroom Three**

9' 6" x 9' 1" (2.90m x 2.77m) Double glazed window to rear with plantation shutters. Radiator. Tv point. Built in double wardrobe.

### **Bedroom Four**

10' 11" x 6' 1" (3.33m x 1.85m) Double glazed window to front. Radiator. Built in wardrobe.

### **Bathroom**

Double glazed obscured window to front. Radiator. Suite comprising of concealed low level WC, wash hand basin and P shaped panelled bath with shower attachment and retractable glass screen. Localised tiling.

## **Exterior**

### **Front**

Two small lawned areas. Bushes and plants to borders. Paved pathway to front door. Outside light. Side access.

### **Parking**

Driveway for two vehicles leading to

### **Single Garage**

Up and over door. Power and light.

### **Rear Garden**

Lawned area. Paved patio area. Raised decking area and second separate decking with 6 person hot tub to remain. Outside tap. Outside light. Shrubs and plants to one border.

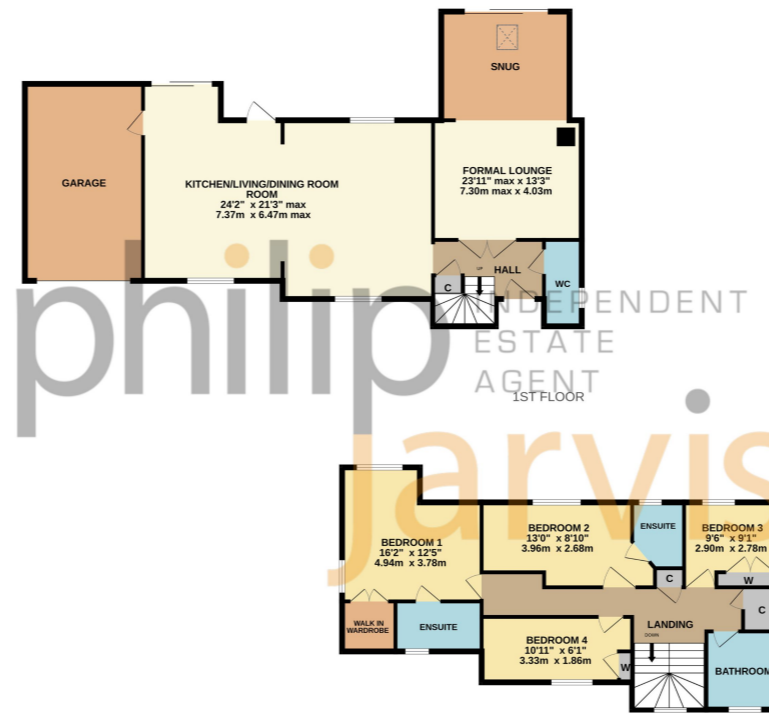
### **Agents Note**

There is also the opportunity to acquire a small parcel of land to the rear from UK Power Networks to extend the garden.





GROUND FLOOR



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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	82
(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	

Viewing Strictly By Appointment With

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.

