



philip INDEPENDENT
ESTATE AGENT
Jarvis



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

Guide Price £695,000 Freehold

Property Summary

"I really like this development in Headcorn. this house is tucked away and offers ample accommodation and a landscaped garden". - Philip Jarvis, Director.

A five bedroom executive style detached house found in a most sought after modern development in Headcorn. The property is being sold with no onward chain.

Built approximately six years ago this house still has a real modern fresh feel and offers well proportioned accommodation. There are two large separate reception rooms plus a fully fitted kitchen/breakfast room with double doors into the garden. In addition there is a useful utility room and cloakroom downstairs.

Upstairs the master bedroom boasts fitted wardrobes and an ensuite shower room. There are three further double bedrooms and a single bedroom and family bathroom.

There is a landscaped rear garden with both a patio and decking area. There is a double width driveway leading to the double garage.

Headcorn is a popular village and has a good range of shops and amenities. There is a popular primary school and railway station with access to four London stations with London Bridge only being 55 minutes away. Both the school and station are less than a 10 minute walk. Sutton Valence Preparatory School is only a short drive away.

Features

- Executive Five Bedroom Detached House
- Kitchen/Breakfast Room
- Ensuite To Master Bedroom
- Double Garage & Driveway
- Sought After Development
- EPC Rating: B
- Two Separate Reception Rooms
- Utility & Cloakroom
- Landscaped Rear Garden
- Walking Distance of Village Centre
- 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.

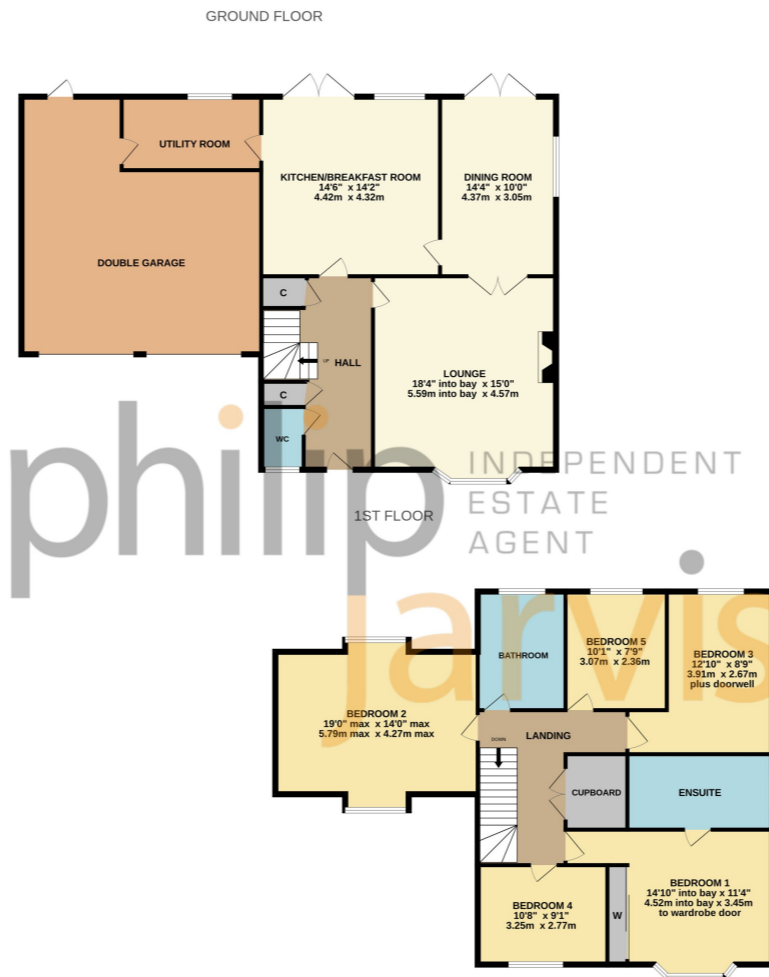
Double Garage

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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		92
(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 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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