



Roselea, Main Road, Sellindge, Ashford, Kent, TN25 6JE

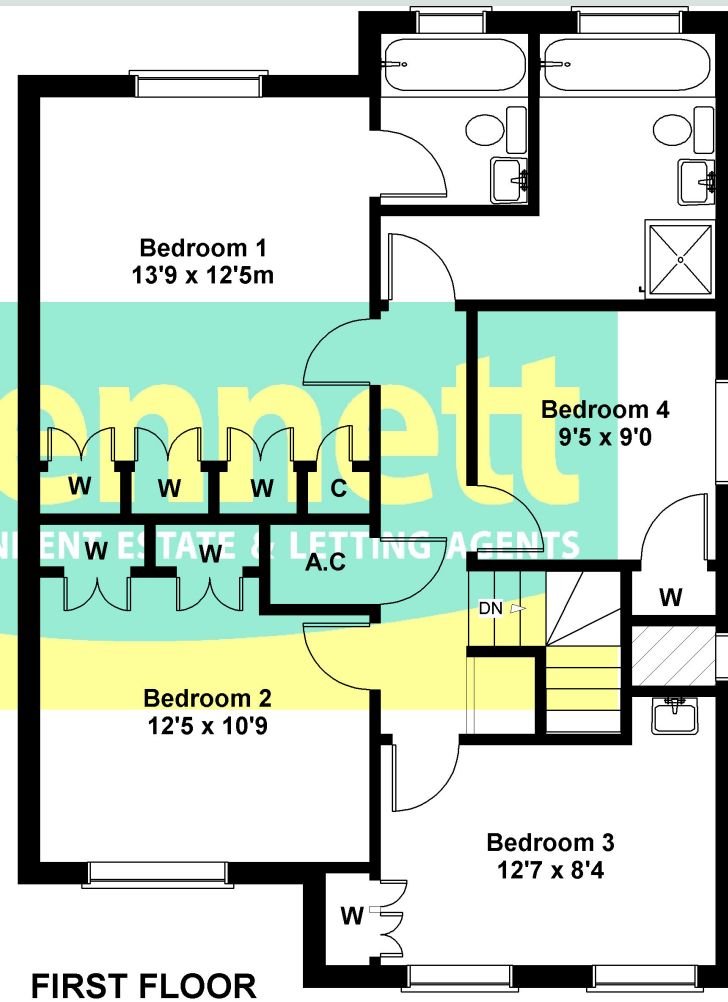
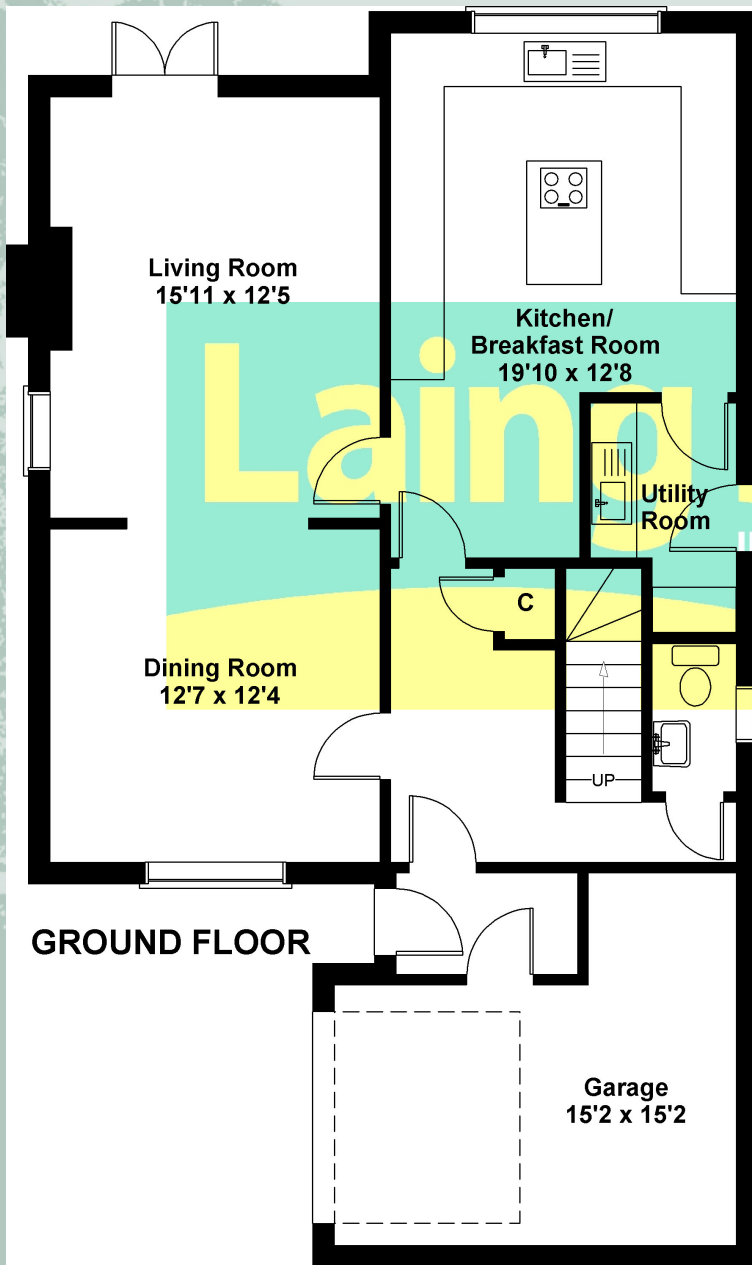
Guide Price £475,000

EPC RATING:

Impressive
4 Bedroom

An impressive traditionally built detached house, constructed in 2007. Situated in the centre of the village of Sellindge, good access to Ashford, Folkestone and the Kent coast. The accommodation comprises: ground floor - storm porch, entrance vestibule, reception hall, living room, dining room, kitchen/breakfast room, cloakroom/WC and utility room. First floor - landing, four bedrooms all with fitted wardrobes, en suite to the master and main bathroom. Outside: there is a brick paved driveway to the front with parking for several vehicles, garage and enclosed good sized rear garden. This property has many features including high ceiling to the ground floor, stylish fitted kitchen and natural stone fireplace to the living room. EPC RATING = C





Lainor Bennett
INDEPENDENT ESTATE & LETTING AGENTS

SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY
 The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans
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Situation

This property is situated in 'Main Road' in the village of Sellindge. The village offers amenities including; convenience store with Post Office, primary school and day care nursery, public house and bus service into Ashford and Folkestone. The coastal town of Hythe offers a variety of high street shops and supermarkets. Good access to M20 and Channel Tunnel. At Westenhanger station there is access to the London High Speed train service.

The accommodation comprises

Ground floor

Storm porch

Courtesy light - Post box - Attractive double glazed panelled entrance door with matching side panel opening to:

Entrance vestibule

Double glazed panelled door and fixed matching panel opening to Reception hall - Further door to the Garage - Tiled flooring - Radiator - Coved ceiling

Reception hall

Tall ceiling - Wood balustrade with staircase leading to the first floor - Large under stairs storage cupboard - Vinyl wood effect flooring - Coved ceiling - Radiator - Telephone point - Doors to:

Cloakroom/WC

Opaque double glazed window to the side - Low level WC and wash hand basin - Part wall tiling - Vinyl wood effect flooring - Radiator - Coved ceiling

Dining room

12' 7" x 12' 4" (3.84m x 3.76m) Front aspect - Double glazed panelled window, overlooking the driveway and frontage - Vinyl wood effect flooring - Attractive wall lights - Coved ceiling - Radiator - Large arched opening to:

Living room

15' 11" x 12' 5" (4.85m x 3.78m) Dual aspect | Double glazed panelled window to the side and French doors to the rear, overlooking the garden - Feature open fireplace with exposed brick reveals, natural stone hearth and surround - Vinyl wood effect flooring - TV and Telephone points - Dual satellite cables - Coved ceiling - Two radiators - Lighting points around the room controlled by the main switches

Kitchen/breakfast room

19' 10" x 12' 8" (6.05m x 3.86m) at widest points Rear aspect - Double glazed panelled window, overlooking the garden - Painted wood fronted kitchen cupboards with work surface over incorporating a one and half bowl stainless steel sink with mixer tap and drainer - Central island, base units comprising cupboards and drawers with a black granite work top - Large five ring ceramic hob with stainless steel extractor hood suspended over the island with glass canopy - To one side a range of high level units incorporating a double Oven and integral fridge and freezer - Integral dishwasher - Attractive part wall tiling - Matching wall cabinets with pelmet spotlights - Tiled flooring - Coved ceiling - Radiator - Breakfast bar - Door to:

Utility room

Double glazed panelled door leading to the garden - Kitchen units with work surface over incorporating stainless steel sink - Oil boiler with work surface over - Part wall tiling - Floor tiling





First floor

Landing

Double glazed panelled window to the side with large window sill - Hatch to loft space - Coved ceiling
- Radiator - Doors to:

Master bedroom

13' 9" x 12' 5" (4.19m x 3.78m) plus wardrobes Opaque double glazed panelled window to the rear - One wall with a range of fitted wardrobes, hanging rails and shelving - Telephone and TV points - Coved ceiling - Radiator - Door to:

En suite

Opaque double glazed window to the rear - A matching white suite comprising; low level WC, pedestal wash hand basin and bath with mixer tap and shower attachment as well as a power shower over - Attractive wall tiling - Vinyl wood effect flooring - Chrome heated towel rail - Coved ceiling - Extractor fan

Bedroom two

12' 5" x 10' 9" (3.78m x 3.28m) plus wardrobes Front aspect - Double glazed panelled window - Two fitted double wardrobes - Coved ceiling - Telephone point - Radiator

Bedroom three

12' 7" x 8' 4" (3.84m x 2.54m) Front aspect - Two double glazed panelled windows - Fitted wardrobe with hanging space and shelving - Alcove with vanity area with wash hand basin, tiled surround and work surface - Coved ceiling - TV and Telephone points - Radiator

Bedroom four

9' 5" x 9' 0" (2.87m x 2.74m) Opaque double glazed panelled window to the side - Walk in wardrobe - Coved ceiling - TV and Telephone points - Radiator

Main bathroom

Opaque double glazed window to the rear - A matching white suite comprising; concealed cistern low level WC, wash hand basin set into a tiled work surface and panelled bath with mixed tap and shower attachment - Separate shower cubicle with power shower - Part wall tiling - Vinyl wood effect flooring - Chrome heated towel rail - Extractor fan - Coved ceiling

Outside

Frontage

Beech hedge and grass verge to the front with trees - Space for bin store and side access gate to both sides of the house

Garage

15' 2" x 9' 10" (4.62m x 3.00m) plus alcove "Up and Over" garage door - Opaque window to the side - Eaves storage - Large storage alcove - Electric meter and consumer box - Water tap - Power and light

Rear garden

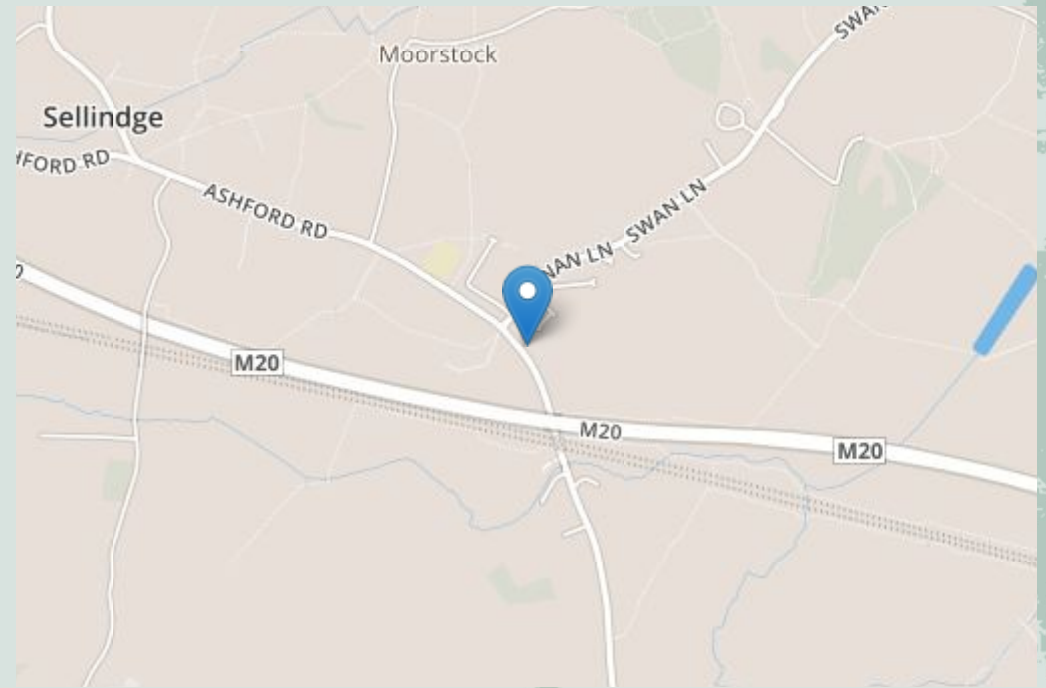
A fence enclosed garden - Well kept lawn with large patio area - Established trees to one side - Garden shed - Two side access gates - Area to the side of the property with patio path and oil tank

Heating

Oil







Need to Book a Viewing?

If you would like to view this property please contact our Lyminge branch on 01303 863393 or lyminge@laingbennett.co.uk

Directions

For directions to this property please contact us

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