



philip INDEPENDENT
ESTATE AGENT
Jarvis



45 Westfields, Pluckley, Kent. TN27 0PW.

Guide Price £375,000 Freehold

Property Summary

"The well thought out loft conversion has really transformed this house creating an extra floor and now three double bedrooms. The views across the countryside are beautiful". - Sam Newman, Senior Sales Executive.

****GUIDE PRICE OF £375,000-£385,000****

A modern three double bedroom end of terraced house found in the ever popular village of Pluckley. The current owners, in the eight years of living here, have added new windows, a new combination boiler and internal doors. An early viewing comes most recommended for this house found in a cul-de-sac location.

The loft conversion has really added to the accommodation, there are now three double bedrooms along with a family bathroom and an ensuite shower room off the master bedroom on the second floor. Downstairs, a lobby leads to a through sitting/dining room with double glazed doors onto the garden and a modern kitchen.

There are unobstructed views over the neighbouring countryside from two of the bedrooms at the rear of the property. The sunny aspect rear garden enjoys a raised terrace with storage underneath. There are steps down to the garden area which is laid to lawn. There is also a driveway to one side of the house providing ample off road parking.

Pluckley is a well positioned village just a short drive from the market town of Ashford. The village has two pubs, primary school, local shops, butcher and railway station. A second railway line to London is accessed at the neighbouring village of Charing. The A20 is also accessed at Charing providing a link to the M20 motorway.

Features

- Three Bedroom End Of Terraced House
- Arranged Over Three Floors
- Modern Kitchen & Bathroom
- Three Double Bedrooms
- Views Over Neighbouring Countryside
- Council Tax Band D
- Loft Conversion Creating Master Bedroom Suite
- Through Sitting/Dining Room
- Double Glazing and Gas Central Heating
- Enclosed Sunny Rear Garden
- EPC Rating: C

Ground Floor

Entrance Door To

Lobby

Radiator. Stairs to first floor. Door to

Sitting/Dining Room

25' 0" x 12' 3" narrowing to 8' 2" (7.62m x 3.73m) Double glazed window to front. Double glazed patio doors to rear garden. Two radiators. Understairs cupboard. Laminate flooring.

Kitchen

Kitchen 10' 9" x 7' 5" (3.28m x 2.26m) Double glazed window to rear. Range of base and wall units. Stainless steel one and a half bowl sink unit. Bosch electric oven and four ring gas hob. Space for a washing machine, fridge/freezer and under-counter appliance. Radiator. Worcester wall mounted boiler.

First Floor

Landing

Door and stairs to second floor. Storage cupboard.

Bedroom Two

15' 4" x 8' 3" (4.67m x 2.51m) Two double glazed windows to rear. Two radiators.

Bedroom Three

10' 10" x 8' 6" (3.30m x 2.59m) Double glazed window to front. Radiator. Double wardrobe extending under the stairs.

Bathroom

Double glazed frosted window to front. Modern suite of low level WC, round bowl sink unit and panelled bath with separate shower unit. Extractor. Chrome heated towel rail. Part tiled walls.

Second Floor

Bedroom One

19' 8" x 11' 10" max into roof space (5.99m x 3.61m) Double glazed picture window to rear. Double glazed Velux window to side. Radiator. Triple wardrobe cupboards. Downlighting. Small recess area.

Shower Room

White suite of low level WC and wall hung hand basin. Large fully tiled walk in shower cubicle. Chrome heated towel rail. Downlighting. Extractor.

Exterior

Front Garden

Laid to lawn. Shrub bed.

Rear Garden

Approximately 20ft in length. Sunny aspect. Large terrace patio area with railings. Steps down to main body of garden. Laid to lawn. Raised beds. Wisteria. Garden shed. Side access.

Parking

Driveway to the side of the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	84
(81-91)	B	
(69-80)	C	72
(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.



Viewing Strictly By Appointment With