





1 Palmers Yard, Headcorn, Ashford, Kent. TN27 9SN.

£645,000 Freehold

Property Summary

" I love the presentation of this family home and it's so close to the bustling village High Street". - Matthew Gilbert, Branch Manager.

Presenting to the market this substantial extended five bedroom detached home located close by to the village centre and mainline railway station.

The accommodation comprises to the ground floor of a large entrance hall, family kitchen breakfast room, utility room, lounge, formal dining room with study area and WC. To the first floor there is a large double bedroom with an ensuite, three further bedrooms and a family bathroom. To the second floor there is a master bedroom, shower room and office/dressing room.

Externally there are two useful side gardens to enjoy as well as access to a driveway and single garage.

Added to all of this the property benefits from full double glazing, gas central heating and a beautiful feature log burner.

Headcorn is an incredibly popular village with a wide range of amenities, shops, and restaurants. There is also a primary school and active library. Headcorn also has excellent commuter links with easy access to the M20 and a mainline railway to London Bridge.

Please book a viewing without delay to avoid disappointment.

Features

- Five Bedroom Detached Home
- Three Bathrooms
- Incredibly Well Presented
- Log Burner
- EPC Rating: C
- Garage & Driveway
- Utility Room
- Sought After Cul-De-Sac
- Office/Dressing Room
- Council Tax Band F

Ground Floor

Front Door To

Hall

Stairs to first floor landing with cupboard underneath, housing alarm panel. Radiator. Consumer unit.

Lounge

15' 10" x 10' 9" (4.83m x 3.28m) Double glazed window to rear. Double glazed French doors to side access. TV point. Radiator. Log burner.

Kitchen Breakfast Room

20' 5" x 8' 4" (6.22m x 2.54m) Double glazed window to front. Double glazed window and French doors to side. Garden access. Feature radiator. Bespoke fitted kitchen with wall and base unit. Butler sink. Integrated electric Neff oven and Bosch dishwasher. Island with breakfast bar. Wine chiller and induction hob with extractor above. Exposed brick. BT point.

Utility Room

Double glazed doors to rear access. Wall and base units. Cupboard housing boiler. Sink. Localised tiling. Extractor. Space for washing machine and separate tumble dryer.

Dining Room & Study

11' 8" x 9' 3" (3.56m x 2.82m) Double glazed window to front. Double glazed Velux window to side. Double glazed doors to rear access. Feature radiator. Built in desk and bookcase to one side.

Cloakroom

Low level WC. Wash hand basin. Radiator. Splash back tiling. Extractor.

First Floor

Landing

Double glazed window to front. Stairs to second floor. Storage cupboard. Radiator.

Bedroom Two

13' 6" x 10' 10" (4.11m x 3.30m) Double glazed window to side. Radiator. Two sets of built in double wardrobes. Coat hooks.

Ensuite

Double glazed obscured window to rear. Heated towel rail. Fully tiled walls. Extractor. Suite comprising of low level WC, wash hand basin and walk in double shower cubicle with glass screen.

Bedroom Three

11' 1" x 10' 10" (3.38m x 3.30m) Double glazed window to front. Radiator. Built in double wardrobe.

Bedroom Four

10' 2" x 9' 4" (3.10m x 2.84m) Double glazed window to front. Radiator. Built in wardrobe.

Bedroom Five

9' 3" x 7' 9" (2.82m x 2.36m) Double glazed window to front. Built in wardrobe and cupboard. Radiator.

Bathroom

Fully tiled walls. Extractor. Chrome heated towel rail. Suite comprising of low level WC, wash hand basin and claw foot feature bath with shower attachment and retractable glass screen.

Second Floor

Landing

Double glazed window to front.

Master Bedroom

Double glazed window to front. Velux window to both side and rear. Radiator. Various eaves storage cupboards. Exposed beams.

Office/Dressing Room

Double glazed Velux window to side. Access to eaves storage. Radiator. Exposed beams.

Shower Room

Double glazed Velux window to rear. Fully tiled walls. Chrome heated towel rail. Extractor. Suite comprising of low level WC, feature hand basin and walk in shower with glass door.

Exterior

Side Garden

Mainly laid to lawn. Laurel hedging. Outside lighting. Rear access.

Rear Garden

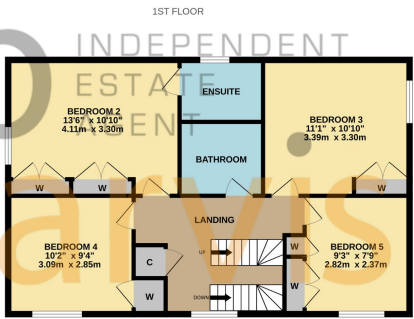
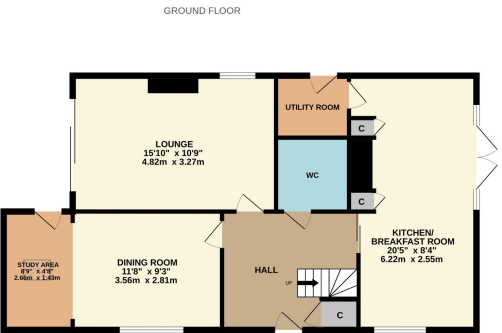
Mainly laid to lawn. Paved patio footpath leading to brick block entertaining area with Pergola. Water tap. Side access. Outside lights.

Driveway

Parking for two vehicles leading to

Garage

Single garage with up and over door. Rear pedestrian access.



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+)	72	80
A		
(81-91)		
B		
(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		

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