

hobbs parker

Ashford Homes

31 Primrose Drive Kingsnorth

DEDICATED TO ASHFORD PROPERTY

31 Primrose Drive

Kingsnorth, Ashford, Kent TN23 3NP

A four-bedroom detached home in Kingsnorth located within the popular Primrose Drive offering well-proportioned living accommodation, with four bedrooms, two bathrooms, rear conservatory, open plan feel throughout and an attractive, well-kept private south-facing garden.

Accommodation

Entrance hall
Kitchen
Utility/laundry room
Dining room
Sitting room (Stylish electric fireplace)
Cloakroom WC
Conservatory
Integral single garage
Master bedroom (en-suite shower room)
Three further bedrooms
Family bathroom room

Outside

Off road parking for numerous cars
Electric car charging point
Large patio area
Mature plants
Artificial lawn

Communication

Ashford (International station) – 2.0 miles
M20 Junction 10 – 3.1 miles
Hamstreet – 5.2 miles
Tenterden – 11.1 miles















Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars.

If any points are particularly relevant to your interest in the property please ask for further information.

We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

It should not be assumed that any contents/furnishings/furniture etc. photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regards to parts of the property that have not been photographed.

All descriptions, dimensions, areas and necessary permissions for use and occupation and other details are given in good faith but any intending purchaser must satisfy themselves by inspection or further detailed request.

The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer or a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.



31 Primrose Drive

This four-bedroom detached property offers spacious and well-proportioned accommodation throughout. On entering, you are greeted by a spacious entrance hall, with a handy downstairs W/C to the left. To the right is the large open-plan kitchen, which features a range of built-in appliances and a nicely positioned utility/laundry room with access to the side of the property.

To the rear of the home is a dedicated dining area overlooking the patio, along with a large sitting room, where a gas fireplace provides an attractive focal point. Further on is the well-appointed conservatory, which enjoys views over the well-maintained rear garden.

Upstairs, there are four generously sized bedrooms, two of which benefit from built-in wardrobes. The principal bedroom also features an en-suite bathroom, while a well-positioned family bathroom serves the remaining bedrooms.

Other noteworthy features include a new boiler, refurbished bathrooms completed circa 2023, a refurbished kitchen completed circa 2020, new PVC windows and external electrical points.

Outside, the predominantly south-facing rear garden is laid to patio and artificial lawn, providing an ideal space for alfresco dining and entertaining. To the front of the property, there is off-road parking for approximately 4–5 cars, with additional on-road visitor parking available if required.

Situation

Since its creation circa 20 years ago, Park Farm has become one of the most sought-after developments in Ashford. The extensive play park and fishing pond is close by, as is Furley Park Infant school and Tesco superstore. Swift links onto the A2070 are convenient and this road continues towards the Ashford International train station and the M20 motorway in under 5 minutes.

Kingsnorth has grown substantially since the early 1990's, today it's highly popular and includes two primary schools, Kingsnorth CEP and the newer Furley Park, a large Tesco supermarket and a parade of shops including dry cleaners and hairdressers. Park Farm also has a community hall, children's nursery and play centre. There are further state, grammar and private schools to choose from in Ashford. Ashford itself is surrounded by beautiful Kentish villages, rolling countryside to the north and the flats of the Romney Marsh to south. The coast is within a 20-minute drive and the train station provides links to London St Pancras in 37 minutes.

Directions

Satnav: TN23 3NP

https://what3words.com/deprives.thirsty.buzz

Services

All mains services are connected.

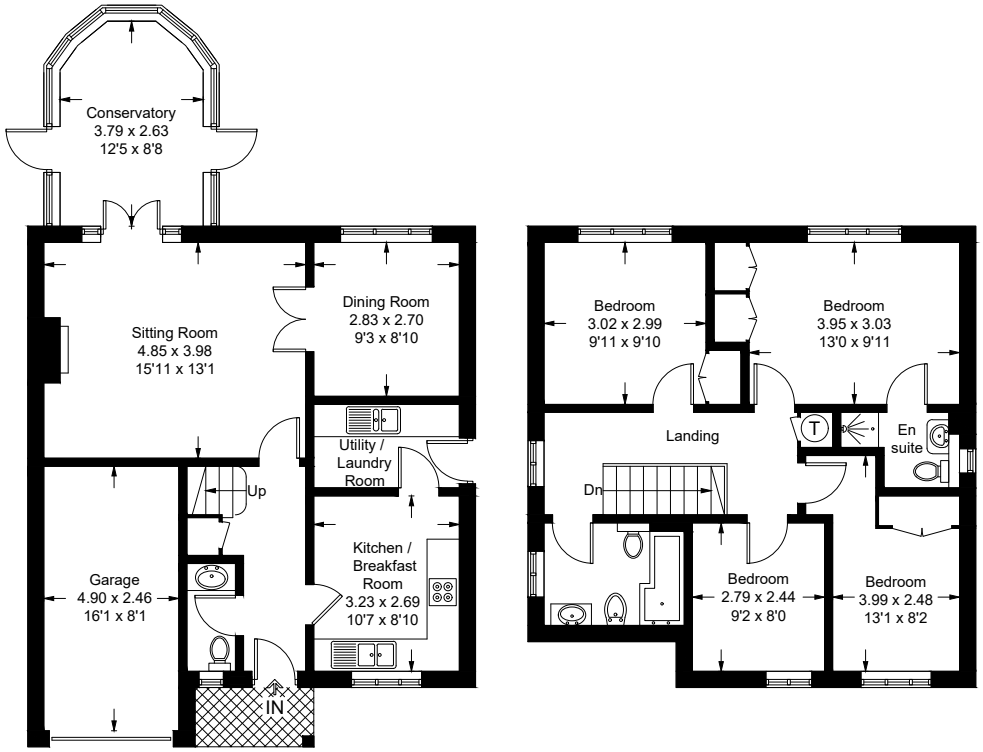
Viewing

Strictly by appointment with the agent.

A10460



31 Primrose Drive, Kingsnorth, Ashford



Ground Floor - 61.4 sq m / 661 sq ft **First Floor - 58.9 sq m / 634 sq ft**

Approximate Gross Internal Area = 120.3 sq m / 1295 sq ft
Garage = 12.2 sq m / 131 sq ft
Total = 132.5 sq m / 1426 sq ft

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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1327075)
www.bardenvisuals.co.uk

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rightmove
www.hobbsparker.co.uk



Boundaries/Acreage
The plan on these sales particulars and the acreage quoted are based on Ordnance Survey mapping and are provided for identification and guidance only. Interested parties are reminded that the property is sold in accordance with the owners Land Registry Title plan/s and they must satisfy themselves as to the legal boundaries and the quantity of land being purchased.

Hobbs Parker Estate Agents comply with the Money Laundering Regulations 2017 and in the event that we have any suspicion of money laundering on any property then we are required to make the appropriate disclosure report to HMRC.

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