



Siegfried Close

Sellindge Ashford TN25 6BX

- Semi-Detached Family Home
- Well Presented Throughout
 - Spacious Living Room
- Bathroom, Cloakroom & En Suite Shower
- Car Barn & Off-Road Parking
- Modern Residential Development
 - Three Bedrooms
 - Modern Kitchen/Diner
 - Rear Garden & Home Office
- Remainder Of Ten Year NHBC Warranty

Asking Price £335,000 Freehold





Mapps Estates are delighted to bring to the market this well presented three bedroom semi detached family home on this popular modern residential development. To the ground floor, the accommodation comprises a spacious living room, a modern kitchen/diner with integrated appliances, and a cloakroom, while to the first floor, you will find the three bedrooms, en suite shower room and family bathroom. Outside, the property enjoys a private rear garden with a fully insulated outdoor home office, a large car barn and off-road parking for three cars. Also benefiting from the remainder of a 10-year NHBC warranty, an early viewing comes highly recommended.

Located in the popular semi-rural village of Sellindge, which offers a Post Office and Co-Op mini supermarket, coffee shop, active village hall, doctor's surgery, Primary school and Sellindge Sports and Social Club. Secondary Schooling is available in nearby Saltwood with boys' and girls' grammar schools in Folkestone. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are all easily accessed by car. High-speed rail services are available from Ashford International station approximately 20 minutes by car giving service to St. Pancras, London in approximately 38 minutes. Alternatively, Westenhanger Railway station is just a short drive away. The pretty Cinque Port town of Hythe is approximately 15 minutes by car and offers a good selection of independent shops together with Waitrose, Aldi and Sainsbury's stores. The town also boasts the historic Royal Military Canal running through it and enjoys an unspoilt seafront promenade.

Ground Floor:

Front Entrance

With a paved path leading to the front entrance with a pitched roof canopy over and wall light to side, composite front door with inset frosted double glazed panels opening to entrance hall.

Entrance Hall

With stairs to first floor, fitted store cupboard with consumer unit and electric meter, radiator, Karndean wood effect LVT flooring, fitted doormat, door to living room.

Living Room 13'10 x 12'1

With front aspect UPVC double glazed window, heating control panel, radiator, door to inner hallway.

Inner Hallway

With Karndean wood effect LVT flooring, large understairs store cupboard with power and light, door to cloakroom, opening through to kitchen/diner.

Kitchen/Diner 15'5 x 9'4

With Karndean wood effect LVT flooring throughout, dining area with rear aspect UPVC double glazed French doors opening to patio and garden, modern fitted kitchen with a range of white gloss finish store cupboards and drawers, rolltop work surfaces with tiled splashbacks and lighting over, inset stainless steel sink/drainage with mixer tap over, four ring gas hob with pull-out extractor over, fitted high level double electric oven, integrated fridge/freezer, washing machine and slimline dishwasher, cupboard housing wall-mounted Ideal gas-fired combination boiler, recessed downlighters, ceiling extractor fan, rear aspect UPVC double glazed window looking onto garden, radiator.

Cloakroom

With pedestal wash hand basin with mixer tap and tiled splashback, WC, extractor fan, Karndean wood effect LVT flooring, radiator.

First Floor:

Landing

With loft hatch, doors to bedrooms and bathroom, radiator.

Bedroom 11'1 x 10'

With front aspect UPVC double glazed window, recessed fitted double wardrobe with sliding doors, radiator, door to en suite shower room.

En-Suite Shower Room 5'8 x 5'6

With UPVC frosted double glazed window, large fully tiled shower cubicle with Aqualisa electric shower, pedestal wash hand basin with mixer tap and tiled splashback, WC, extractor fan, Karndean wood effect LVT flooring, radiator.

Bedroom 10'9 x 8'7

With rear aspect UPVC double glazed window looking onto garden, radiator.

Bedroom 11'7 x 6'6

With rear aspect UPVC double glazed window looking onto garden, radiator.

Family Bathroom 6'7 x 5'7

With UPVC frosted double glazed window, panelled bath with mixer tap and wall-mounted shower over, wall-hung wash hand basin with mixer tap and tiled splashback, WC, extractor fan, Karndean wood effect LVT flooring, part-tiled walls, radiator.

Outside:

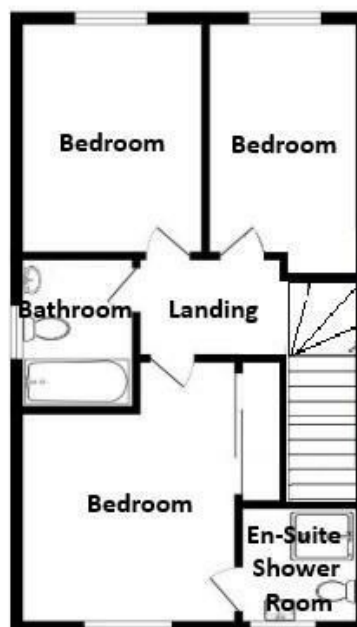
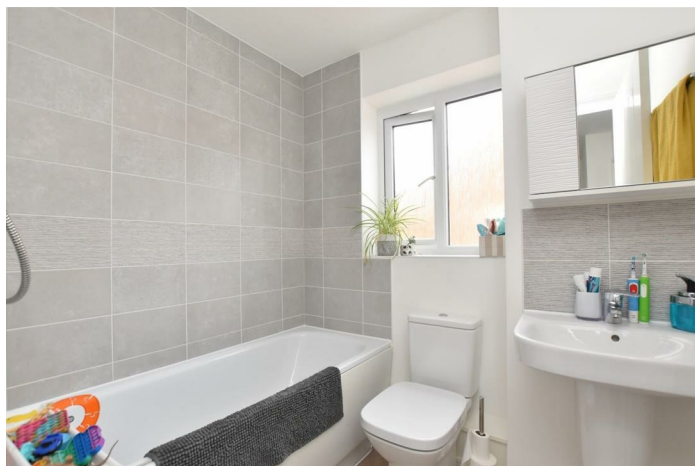
The rear garden has a paved patio by the French doors with an outside tap and side gate opening to the car barn and parking area. There is an outbuilding, a patch of lawn, and a brick block paved pathway with a raised shrub border to one side and leading to a rear paved terrace with outdoor power and light. The outbuilding is currently used as a home office; it has been fully insulated, has power and light, two windows and a stable door. To the side of the property is a tarmac driveway providing two off-road parking spaces and access to the car barn (19' x 9'6) which offers an additional parking space and a large timber storage shed.

Estate Management Charge:

Currently £429.38 per annum.



Local Authority Folkestone & Hythe District Council
Council Tax Band D
EPC Rating C



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Mapps Estates Sales Office

61 Tritton Gardens, Dymchurch,
 Romney Marsh, Kent, TN29 0NA

Contact

01303 232637
info@mappsestates.co.uk
<http://www.mappsestates.co.uk>

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.