



Jenkinson realestates

Ardent Avenue | Walmer

Deal

Asking Price £599,995

# Freehold

Energy Performance Rating = D

Detached Modern Home  
Ground Floor W.C

Offering Four Bedrooms  
Driveway & Single Driveway

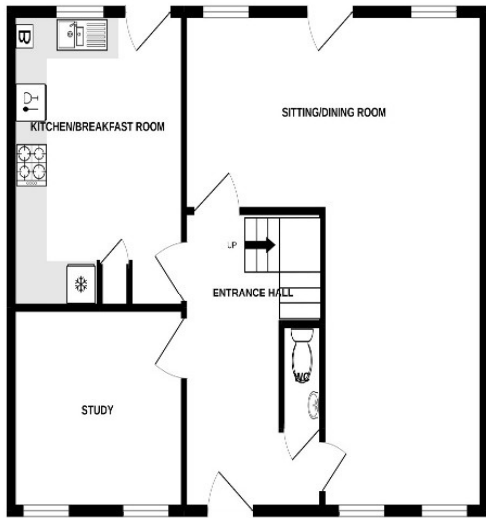
En-Suite To Master Bedroom  
Two Reception Rooms

Exclusively via Jenkinson Estates is this detached modern home situated on the sought after North Barracks development. Recently redecorated throughout and the bathrooms refurbished, this large detached home offers an abundance of space and provides light and well planned accommodation. The living space is arranged with a large L shape reception that spans over 24 ft (7.32m) and overlooks the rear gardens. There is a well-appointed Kitchen / Breakfast Room that again overlooks and opens to the rear garden, this has been fitted with a range of Neff appliances. A further dining room adds to the ground floor accommodation that overlooks the frontage. This would be an ideal study or playroom if a more formal dining room is not required. The ground floor is completed with a cloakroom W.C The first floor continues the theme of space and light. There are four double bedrooms although one is currently arranged as a home office. The master is en-suite and again is a nice size that measures over 17 ft (5.18m). In addition to the en-suite there is a well-appointed family bathroom that completes the first floor.

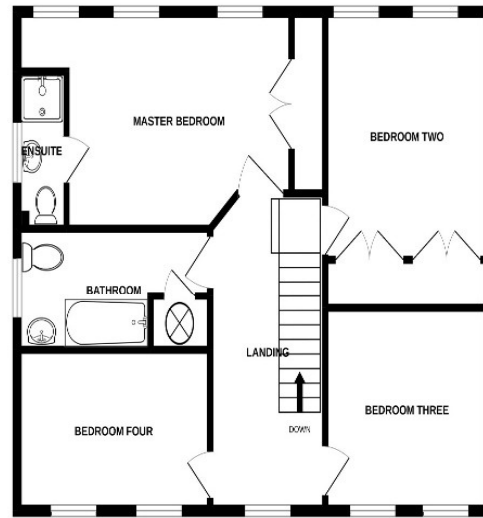




GROUND FLOOR



FIRST FLOOR



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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**Accommodation**

**Entrance Via**

**Entrance Hallway**

**Cloakroom WC**

**Study**

**Sitting / Dining Room**

**Kitchen / Breakfast Room**

13'9" x 11'1" (4.19m x 3.38m)

**Master Bedroom**

17'6" x 10'6" (5.33m x 3.20m)

**En-Suite**

**Bedroom Two**

12'1" x 10'5" (3.68m x 3.18m)

**Bedroom Three**

10'5" x 9'9" (3.18m x 2.97m)

**Bedroom Four**

12'2" x 7'3" (3.71m x 2.21m)

**Family Bathroom**

12'2" x 5'10" (3.71m x 1.78m)

**Rear Gardens**

**Estate Charge of £225.00 P.A**

**First Floor Landing**

**Jenkinson Estates**

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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

