



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		84	
	71		
England, Scotland & Wales	EU Directive 2002/91/EC		England, Scotland & Wales
			EU Directive 2002/91/EC

4 Squires Field, Hextable, Kent, BR8 7QY
Guide Price £845,000

Situated in a small close, we are delighted to offer this very well presented four bedroom detached house, which was built in 1994. Situated in generous south facing formal gardens, with accommodation comprising of a spacious entrance hall, two reception rooms, study, fitted kitchen, utility room, master bedroom with dressing area leading to an ensuite bathroom, three further bedrooms and a family bathroom. The property also benefits from modern double glazing, gas central heating, cavity wall insulation, alarm, double garage, four camera security system, 84' approx south facing garden backing onto fields and no forward chain. Rarely available your earliest viewing is highly recommended.

Ref: BX11111077

If you are thinking of selling or letting your home, Park Estates will be pleased to provide you with a free market appraisal and advice without obligation.

Covered Entrance

Entrance Hall

Part glazed front door. Carpet. Radiator. Double glazed window to front.

Downstairs Cloakroom

Low flush wc. Pedestal wash hand basin. Fully tiled walls. Radiator. Carpet. Double glazed window to rear.

Lounge

19' 10" x 11' 11" (6.04m x 3.63m) Double glazed window to front. Carpet. Radiator. Feature fireplace. Double doors to dining room.



Dining Room

13' 10" x 9' 10" (4.21m x 2.99m) Three panel bi-fold doors to garden. Carpet. Radiator.



Study

8' 11" x 8' 7" (2.72m x 2.61m) Double glazed window to front. Carpet. Radiator.

Kitchen

13' 6" x 11' 3" (4.11m x 3.43m) Fitted with a matching range of base and wall units. 'Franke' one and a half bowl off white sink unit with single drainer and cupboards under. Tiling to work surfaces. Built in oven and hob with extractor above. Vinyl floor covering. Double glazed window to rear. Radiator. Under-counter integrated fridge.



Utility Room

8' 11" x 8' 0" (2.72m x 2.44m) Fitted with base and wall units. Stainless steel sink unit with single drainer and cupboards under. Fully tiled walls. Vinyl floor covering. Radiator. Ample appliance space. Part glazed door to garden.

Landing

Carpet. Access to loft. Airing cupboard.



Bedroom 1

14' 11" x 11' 11" (4.54m x 3.63m) Double glazed window to front. Carpet. Radiator. Fitted wardrobes to one wall with sliding mirrored doors.



Dressing Area

Fitted wardrobes with sliding mirrored doors to both sides. Carpet. Leading to ensuite.

Ensuite

Fully tiled shower cubicle. Panelled bath. Pedestal wash hand basin. Low flush wc. Fully tiled walls. Carpet. Radiator. Double glazed window to rear. Mirrored wall cabinet.

Bedroom 2

13' 2" x 9' 3" (4.01m x 2.82m) Two double glazed windows to front. Carpet. Radiator. Fitted wardrobes with sliding mirrored doors. Further large storage cupboard.



Bedroom 3

13' 2" x 9' 10" (4.01m x 2.99m) Double glazed window to rear. Carpet. Radiator.

Bedroom 4

9' 10" x 6' 10" (2.99m x 2.08m) Double glazed window to rear. Carpet. Radiator.

Bathroom

Panelled bath. Pedestal wash hand basin. Low flush wc. Carpet. Radiator. Fully tiled walls. Double glazed window to rear. Mirrored wall cabinet.



Rear Garden

84' 0" x 45' 0" (25.58m x 13.71m) (approximately) South facing backing onto fields. Two patio areas. Lawn. Mature planting. Two outside water taps. Shed. Storage lean to at the side. Side access.

Double Garage

Two electric up and over doors. Painted flooring and walls. Ample power points. Lighting. Freestanding storage racks to remain. Water tap.

