



8 Postling, Ashford

Offers Over £330,000

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Charming 3-bed link-detached house in sought-after Singleton area. Warm atmosphere, conservatory, west-facing garden, garage, cloakroom. Close to lake. Meticulously maintained outdoor space with garage, driveway, patio, and garden shed. Perfect for families and investors. Competitive price.

Council Tax band: D

Tenure: Freehold

- Offers Over £330,000
- Three Bedroom Link Detached House
- Popular Singleton Location
- Conservatory to the rear
- West facing rear garden
- Garage to the side
- Downstairs cloakroom
- Close proximity to Singleton lake
- Ideal family home
- Schools, shops and transport links close-by



Porch

Composite entrance door. Laminate flooring. Radiator to the wall. Electrical consumer unit. Leads into the hallway.

Cloakroom

Tiled floor. Part tiled walls. Window to the front. W.C and washbasin.

Lounge

13' 7" x 13' 2" (4.15m x 4.01m)

Laminate flooring. Window to the front. radiator to the wall. Understairs storage cupboard.

Dining Room

9' 11" x 8' 4" (3.03m x 2.54m)

Laminate flooring. Radiator to the wall. Patio doors leading to the conservatory.

Kitchen

Upvc door to the rear garden. Tiled floor. Window to the rear. Worksurface with a metal sink and drainer, induction hob and oven with an overhead extractor. Space for a fridge and washing machine. Wall and floor storage units. Gas Boiler..

Conservatory

8' 10" x 7' 10" (2.68m x 2.38m)

Tiled floor. Vertical radiator to the wall. Door to the garage. French doors to the rear garden.

Landing

Carpet laid to the floor. Window to the side. Airing cupboard housing the hot water tank. Loft access.

Family Bathroom

Tiled floor and walls. Window to the front. Radiator to the wall. Bath with an overhead rain shower and hair washing attachment. W.C and washbasin with an integrated vanity unit.



Bedroom 1

13' 9" x 9' 3" (4.20m x 2.81m)

Carpet laid to floor. Window to the front. Radiator to the wall. Fitted wardrobes.

Bedroom 2

9' 10" x 8' 3" (3.00m x 2.51m)

Carpet laid to floor. Window to the rear. Radiator to the wall.

Bedroom 3

8' 2" x 7' 1" (2.48m x 2.15m)

Carpet laid to floor. Window to the rear. Radiator to the wall.

Front Garden

Mainly laid to lawn with a paved pathway and woodchip borders with inset solar light. Mid sized picket fence and hedgerow enclosing the front garden.

Rear Garden

Mainly laid to lawn with raised flower beds and shingle borders. The garden has a good sized patio area and paved pathway that leads to the garden shed and side entrance to the parking bay.

GARAGE

Single Garage

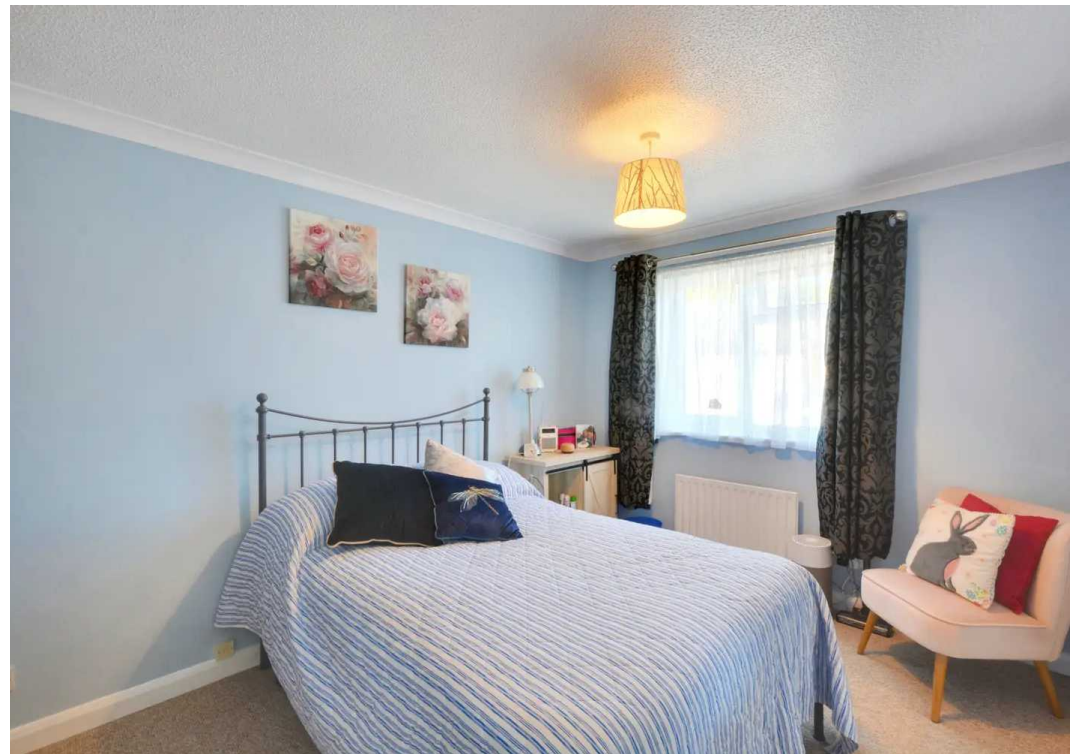
Attached garage with an up and over door, power and lights plus overhead storage.

DRIVEWAY

1 Parking Space

Drive way in front of the garage with parking for 1 car plus and added parking bay for a second car to the side.







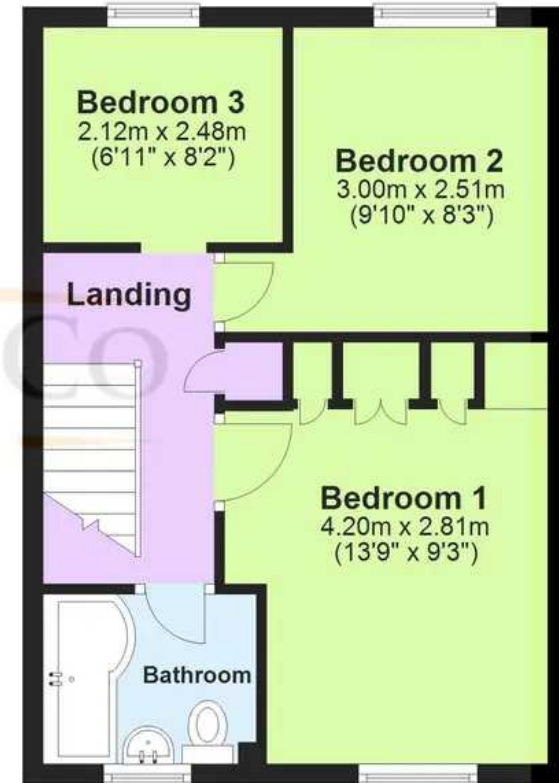
Ground Floor

Approx. 59.0 sq. metres (635.1 sq. feet)



First Floor

Approx. 36.5 sq. metres (393.1 sq. feet)



Total area: approx. 95.5 sq. metres (1028.2 sq. feet)

Plans are for layout purposes only and not drawn to scale, with any doors, windows and other internal features merely intended as a guide.
Plan produced using PlanUp.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and purchasers are advised to satisfy themselves as to the working order and condition, if a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.

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