



37 Orchard Drive, Wye, Ashford, TN25 5AT

Price £635,000

GOULD
HARRISON

A beautifully appointed detached home in a sought after village location, available for sale with no onward chain.

The tastefully decorated accommodation comprises an inviting entrance hall, sitting room with wood burning stove, fitted kitchen/dining room, ground floor shower room/WC, four bedrooms and family bathroom/WC.

The rear garden enjoys a sunny aspect and is pleasantly enclosed with the property benefitting also from gas central heating, double glazing and a driveway providing off road parking.



Updated Wooden Casement Door

Through to:

Hallway

Parquet flooring, stairs to first floor with storage underneath, radiator, glazed casement door through to:

Kitchen/Dining Room 27'11 x 5'8 (8.51m x 1.73m)

Generous range of fitted wall and base units under Oak work tops with high gloss finish to the cupboards and drawers, double glazed french doors opening onto the rear garden.

Range oven with six ring burners, extractor hood and lighting above, Belfast sink with chrome mixer tap,

plumbing and space for washing machine and dishwasher and plumbing for the fridge, tiled floor covering, downlighters.

Sitting Room 13'9 x 22'0 (4.19m x 6.71m)

Dual aspect double glazed windows with patio doors opening to the rear garden, wood burning stove, tiled floor covering, radiator.

Ground Floor Shower Room/WC

Walk in shower cubicle with tiled surround and glazed screen housing mains shower, low level WC, wash basin inset vanity unit with chrome mixer tap and storage beneath, vertically mounted radiator, double glazed window to rear, extractor, downlighters, storage cupboard.

First Floor:

Landing

Loft access, doors to:

Bedroom One 13'11 x 11'8 (4.24m x 3.56m)

Double glazed window to front, radiator, built in wardrobes.

Bedroom Two 13'6 x 10'1 (4.11m x 3.07m)

Double glazed window to front, radiator.

Bedroom Three 12'5 x 10'0 (3.78m x 3.05m)

Double glazed window to rear, radiator.

Bedroom Four 8'2 x 8'6 (2.49m x 2.59m)

Double glazed window to rear, radiator.

Bathroom/WC

Modernised white suite comprising tile enclosed bath with mixer tap and shower attachment, separate shower over, wall mounted hand basin with chrome mixer tap, low level WC, tiled floor covering, electric shaver point, heated towel rail.

Rear Garden

A pleasantly enclosed outside space which is mainly laid to lawn with paved patio seating area, established borders, panelled enclosed fencing, side gated access, wood store, outside cold water tap and lighting.

Driveway

Providing off road parking.

Tenure

Freehold.

Services

All mains services connected.

Council Tax

Ashford Borough Council Tax Band: F.

