

# Detached family home, Loudon Way, Godinton

Offers in region of £575,000



## DESCRIPTION

Arrive in this cul-de-sac of only a small number of similar detached properties. We're pleased to welcome to the market, this impressive five/six bedroom family home that offers it's accommodation over three generous floors and boasts a well kept rear garden. If it's the classic detached sizable family home with two en-suites you are looking for, then look no further and add this to your viewing list!

Approach your home, leading you into the quiet cul-de-sac setting. Standing proudly is your potential new home. With a neat, well-kept frontage, boasting a driveway with additional parking opposite, this driveway also leads to a large integral garage - a great addition or storage space to ease all that comes with family life. On entering the property, you are greeted with an entrance hall and a large, spacious family reception room which is located at the front of the home with large picture window. The lounge offers plenty of space for a large family to relax whilst not feeling as if you are on top of one another. There's also double door that lead through into the homes formal dining room. Across the hall is the essential ground floor W/C that you would expect from a family home of this size. The kitchen/breakfast room lies toward the rear of the home and is certainly spacious enough to host & entertain in, ideal for those family evening meals, which is currently home to breakfast bar, ideal for those busy mornings on the school run. This room offers plenty of space to prepare food on the stylish, and contrasting white countertops, with grey gloss wall hung cabinetry, consisting of the built in appliances. The integral garage is a must of all large families and plays a vital role in providing further storage space, that can be utilised in a number of ways STTP.

The stairs rise from the entrance hall where you will arrive on the homes 1st floor landing. Here, you will find a 4 of the 6 bedrooms on offer. With a spacious master bedroom and en suite shower room along with fitted wardrobes. From the landing, there is another generous guest bedroom offering yet another en-suite & built in storage ideal for families with older children. Further bedrooms 3 & 4 are serviced by the homes bath suite which consists of a bath, wash hand basin & W/C.

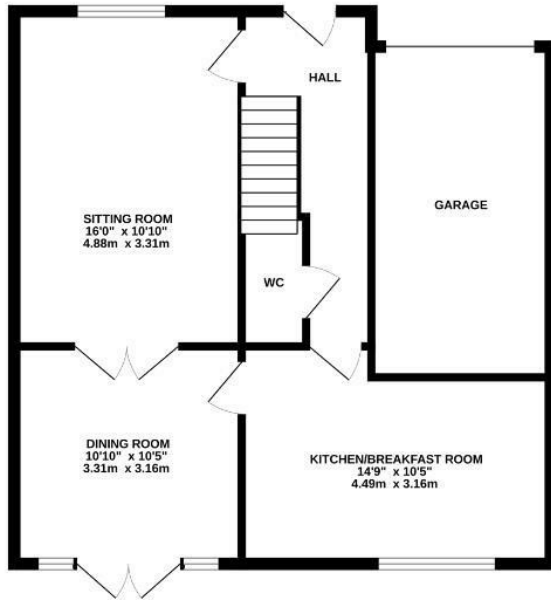
Climb to the homes 2nd floor and you find a further 3 usable rooms, 2 of which classed as bedrooms and a substantial dressing room. If it's space on offer for a large family, we're sure this will tick that box for you. With a large bedroom measuring approx 20'11 x 10'30 - a really spacious room. The top floor has been reconfigured to offer the previously mentioned dressing room as well as another 6th bedroom, serviced on this floor by the large shower room - It's been known that some families have used this floor to provide an almost 'annexe' like living for relatives.

Externally the property boasts a very generous fenced rear garden that is larger than most on this development. With a patio section accessed directly from the kitchen that leads to a large laid to lawn area of the garden, a real suntrap! The patio wraps around the house to the right hand side providing further space for bin storage. The property also offers a well-built outbuilding, which can be adapted for many different uses, for example, a perfect office space/summer house/ gym or storage facility. The garden has been well looked after by the current owners during their time here and certainly offers enough space to allow the children let off some steam as well as having a quiet and private space to relax.

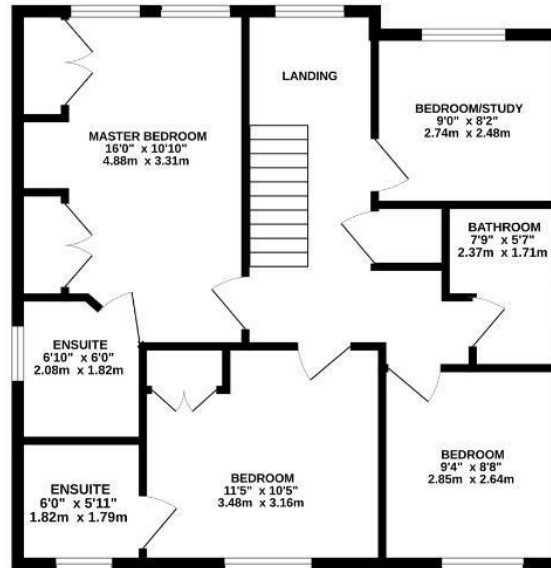
Godinton Park is located approx 1.5 miles to the north west of Ashford`s Town Centre and affords easy access to M20 junction 9. The property benefits from public transport links to the Town Centre and International Train Station with regular services to London St Pancras and the Continent. Also, within walking distance are the popular Godinton Park and Repton Park Primary Schools as well as the New Chimneys pub & restaurant and a Co op convenience store.



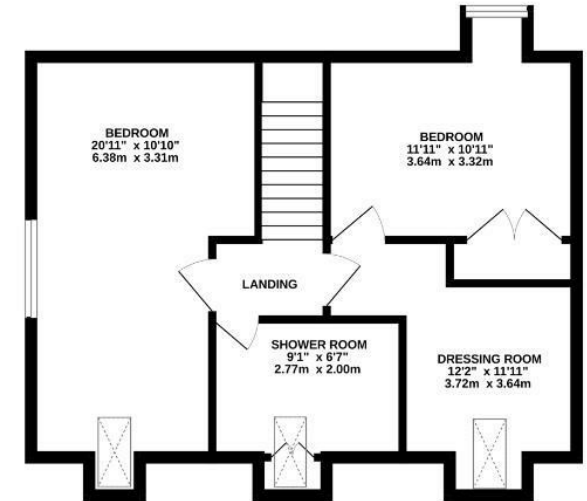
GROUND FLOOR



1ST FLOOR



2ND 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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**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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