



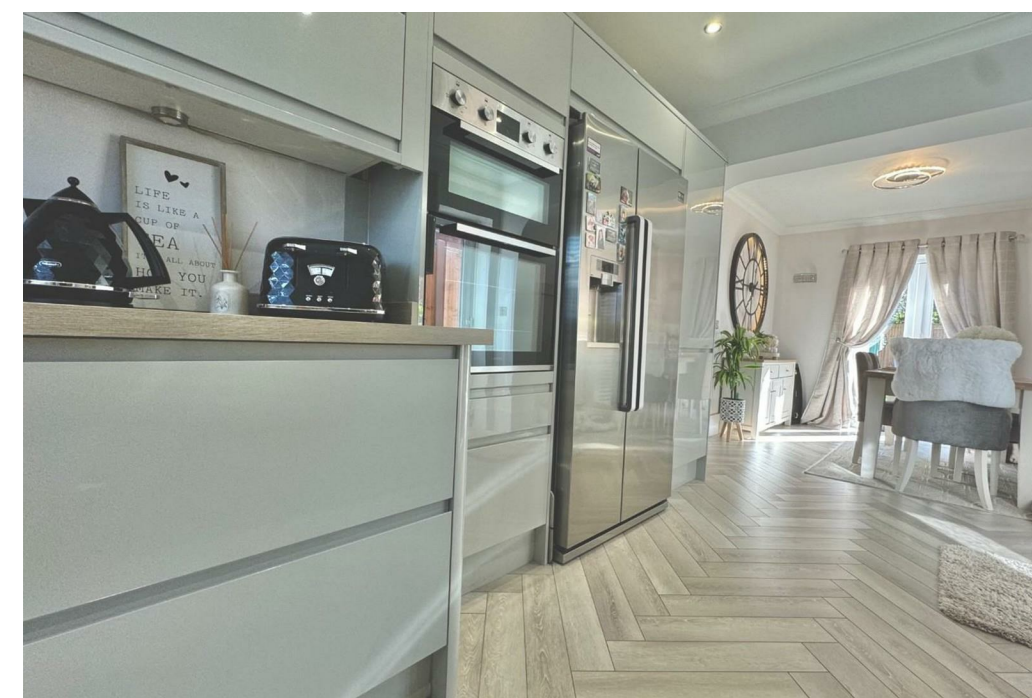
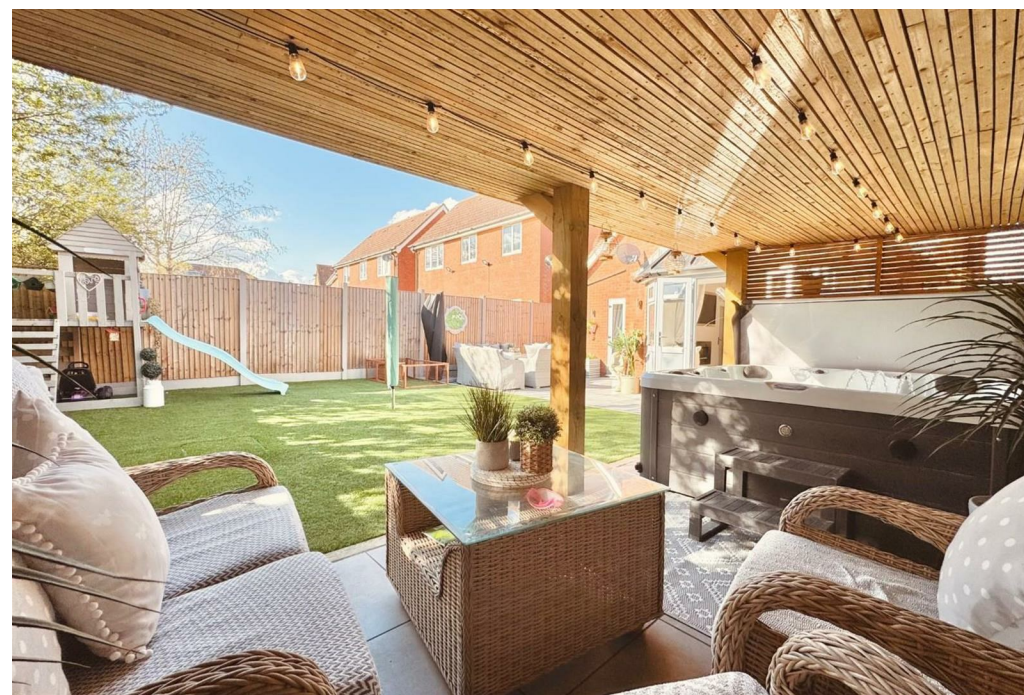
Coulter Road,  
Ashford,  
TN23 3HQ

£500,000 - £525,000 Guide price



**Are you looking for a show stopper home? A home that has been upgraded – offering luxury kitchen/diner, and a truly stunning garden in our opinion. Then ensure that this is at the top of your viewing list! You'll soon see why Hunters are so delighted to welcome to the market, this well presented four-bedroom, detached, attractive family home in a quiet cul-de-sac, found within the popular Chatfield's Development In Ashford.**

**This home can be found within the popular Chartfields Development within Ashford, an area which offers an array of green-field walks, a local supermarket is nearby (Tesco's Parkfarm) a number of well regarded primary schools, nurseries, an indoor children's centre and local amenities including hairdressers.**



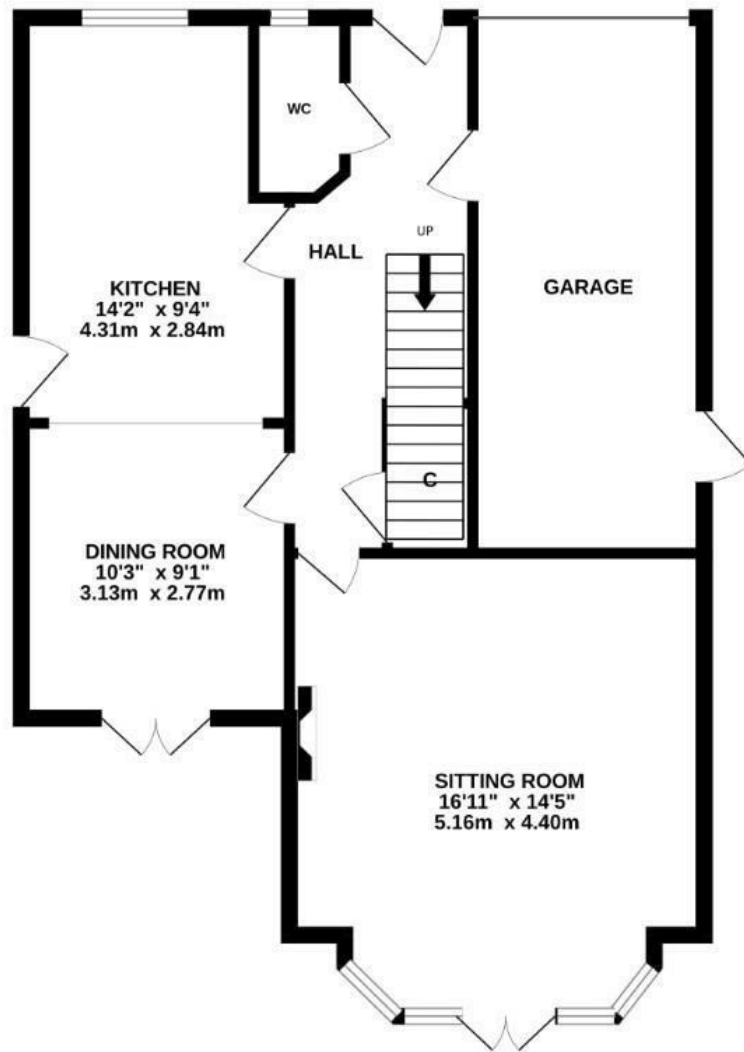
Should it be a home in a quiet neighbourhood, with most of Ashford's necessities close by! - The property is sat back from the road, coupled with a small number of detached homes, behind a well kept frontage also offering a large driveway allowing spaces to park your car, a huge bonus for a family with multiple vehicles, the drive way itself leads to a integral single garage with up and over door providing essential storage space / that has been altered to now offer a purpose utility room, allowing you to tackle all that comes with day to day family life. The homes internal accommodation comprises of a handy entrance hall allowing you space to kick off your shoes and hang up your coat after the long day. There's a ground floor W/C, an essential for the every day family home. There family reception room is found at the rear of the home, having undergone substantial improvements, we feel the décor here is second to none. With charming panelling, and inset media wall and feature fire place – it's a room that draws you there, and keeps you in it. Should you be entertaining your guests, pop open those patio doors and bask in that beautiful low maintenance rear garden... Across the hall is the homes impressive kitchen diner that spans the right hand side of the home. The kitchen/diner offers a great array of wall and base units with plenty of work surface space as well as distinctive place to dine, nestled nicely next another set of double French doors that lead you onto the patio, as you'd expect from a home of this quality, all appliances are integrated, finished with a perfectly positioned window overlooking the front.

The stairs rise from the hall, with charming glass-finished staircase, where you will discover a light flooded landing, offering four well proportioned double bedrooms & further storage space within the eaves. The master bedrooms is a room we will feel that most will be envious of! Being positioned at the front of the home, offering an en-suite shower room, as well as that charming panelling again, similar to that found downstairs. Across the hall, you'll discover the generous guest bedroom, an ample double room. Bedrooms three & four which are located at the rear of the home overlooking the rear garden. All bedrooms are equally spacious and capable of being furnished with double beds, Finally, there is a family bathroom which consist separate bath & shower, wash hand basin & w/c - This bathroom services both bedrooms 2, 3 & 4.

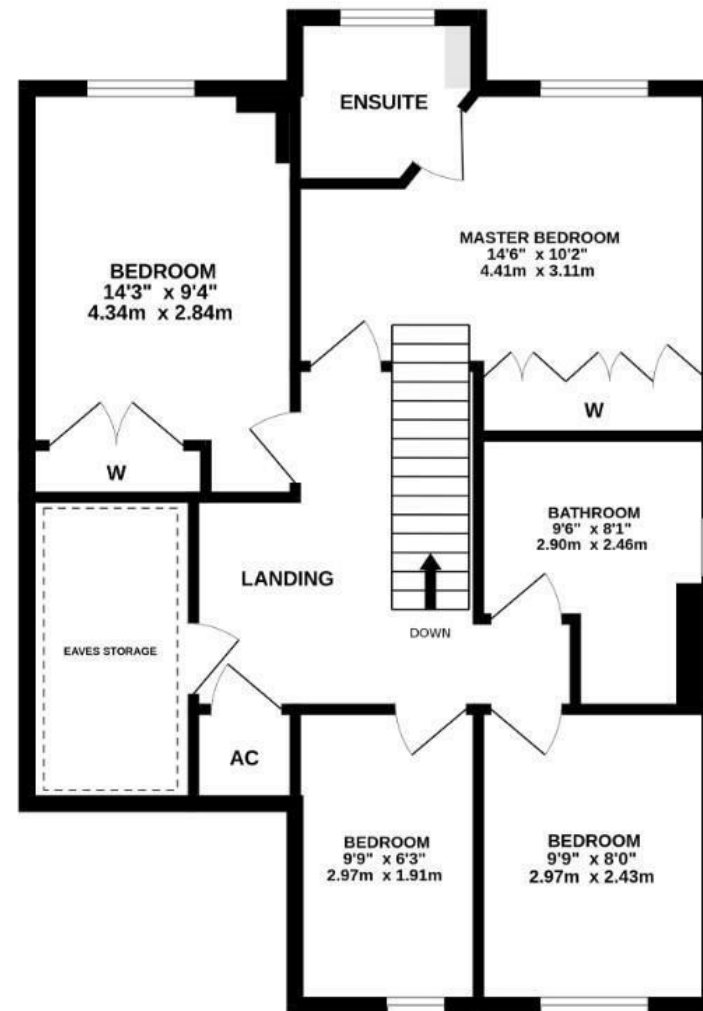
Externally, without a doubt a huge attraction for most is the 'wow factor' rear garden - In our opinion, it has been well superbly upgraded & maintained by the current owners. There's a patio area that leads from the patio doors, great for a table and chairs for alfresco dining! The garden has had artificial lawn laid, which leads to substantial timber pergola, housing the hot-tub, you can get a sense of how much fun can be had here. From children playing, to those long bank holiday weekends, entertaining guests, taking a dip in the hot tub in this truly special space that has been created here. There's power & lighting to supplied to this space, & whilst being a southerly facing garden – it's ideal for those that enjoy the sun! The integral garage can be accessed from the drive & internally, and offers the chance to store away any of those gardening tools you may have, but also STPP could be utilised to create further living space which has been seen on the development in recent years.

This home can be found within the popular Chartfields Development within Ashford, an area which offers an array of green-field walks, a local supermarket is nearby (Tesco's Parkfarm) a number of well regarded primary schools, nurseries, an indoor children's centre and local amenities including hairdressers. It has proved to be a extremely popular place to live, proven by the many families that have purchased in the area over the many years. Kingsnorth is approx. 2 miles away from Ashford International Train Station, offering High speed travel directly into London at 38 minutes! The Ashford Town Centre and newly developed Junction 10 and 10a of the M20 are both nearby curtesy of a small car journey. We are sure that this property wont hang around. so encourage you to call quickly to arrange your

GROUND FLOOR



1ST 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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Tenure: Freehold  
Council Tax Band: F

- A substantial detached family home
- Having undergone sympathetic refurbishment with new kitchen/diner
- New flooring laid throughout the ground floor
- Integral garage with electric garage door; now offering utility space
- Four spacious bedrooms + master with en-suite shower room
- Large light flooded family room to rear with patio doors
- Four piece family bathroom
- Beautifully landscaped rear garden with timber garden room
- Home offering external ambient lighting to front & rear
- Council Tax Band: F, EPC Rating: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	71	81
	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		
	EU Directive 2002/91/EC	

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 the 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.

**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.