



Sweet Bay Crescent,
Ashford,
TN23 3HL

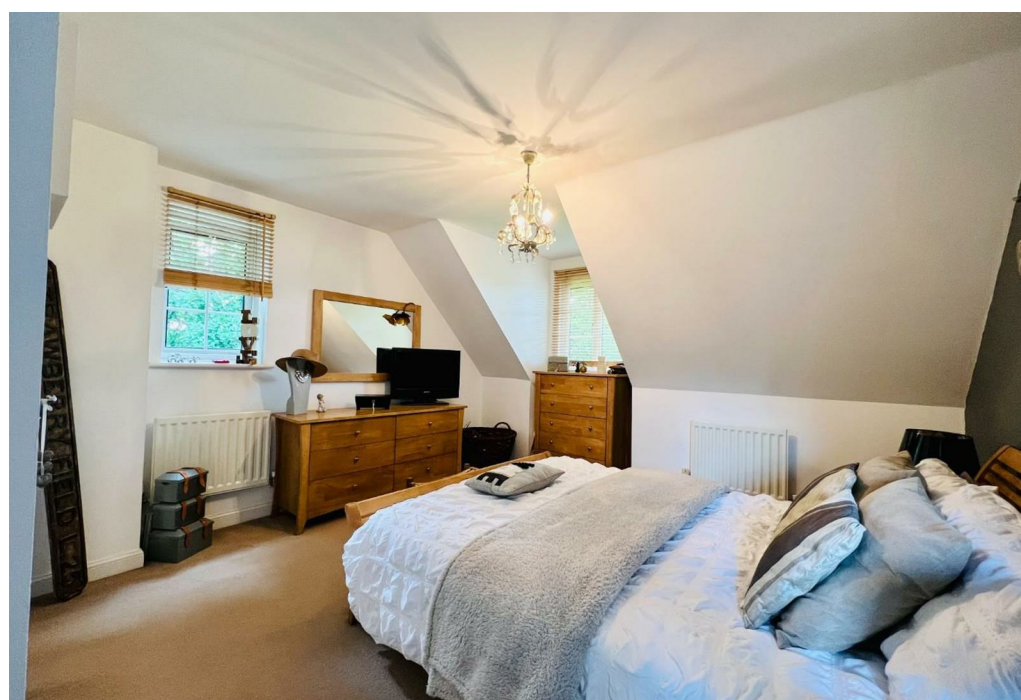
£575,000 OIEO



***Location, Location, Location...'* is a saying that is overused in property descriptions! However, it certainly fits the bill here. Tucked away, in a quiet corner position, nestled within a gated community (one of 3 on the development), here is where you will find this well appointed five bedroom detached family home located in the popular area of Godinton Park. This property has a larger plot than most on this wonderful development.**

This beautiful family home is set over three floors and boasting three en-suites, so giving plenty of room for family and guests. It's ideally situated for the well respected Primary schools, commuting to London and is a moments stroll from the regular Bus route. The bonus here, is that it is brought to the market with no on-award chain.

Godinton Park is located approx 1.5miles to the north west of Ashford`s Town Centre and offers easy access to M20 junction 9, it benefits from public transport links to the Town Centre and International Train Station providing regular fast services to London Kings cross St Pancras



You'll discover the home, nestled alongside an enclave of just 4 similar style-homes. Behind this homes striking, double fronted façade, is a well presented family home offering multiple parking and large tandem garage, there's parking for the whole family. Through the front door, your greeted by a welcoming entrance hall. The ground floor accommodation consists of a spacious family living room which is bathed in light thanks to the double doors that provide access out into the rear garden. The lounge offers plenty of space for a family to unwind without feeling on-top of one another – From the welcoming hallway, there is a ground floor W/C/Cloakroom that you would expect in a substantial family home. The ground floor includes not only a separate formal dinning room, but a generous kitchen/breakfast room, allowing you to entertain guests and family alike. The kitchen itself offers a full range of integrated appliances & has a plethora of wall and base units lending itself to every day life and giving great options for entertaining friends and family.

The stairs rise from the entrance hall, where you will arrive on a spacious landing. You will find 3 bedrooms as well as a Study/Office and well equipped family bathroom. Two of the bedrooms on this floor boast en-suite facilities including built in wardrobes, allowing the ease for free standing furniture. The family bathroom services the 3rd bedroom on this floor which is equally as spacious. Two of the bedrooms offer views over the rear garden and one bedroom to the front. Before you climb the stairs to 3rd floor, you'll find a handy storage cupboard on the landing.

The stairs leading to the final floor is where you will discover bedroom 5 & the principle bedroom. The principle suite; offers a large en-suite shower room with a smartly placed velux window, this bedroom is dual aspect and includes further in built wardrobes, it has ample floor space measuring approx '17'0x'12'8' – It's a space that most will be envious of! Finally, bedroom 5 is an extensive sized double room, very bright again with dual aspect views to front and back. There is a quaint place to chill and read at the top of the stairs.

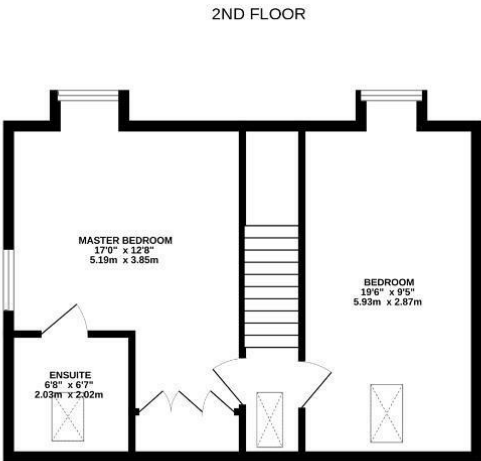
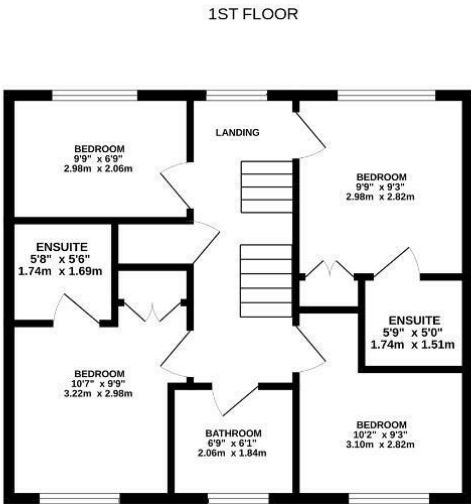
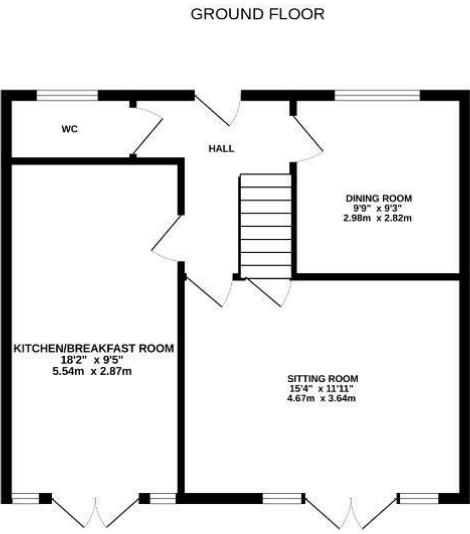
Externally the property boasts a very generous rear garden that is far bigger than most on this development. With a patio section accessed directly from both the lounge and kitchen double doors. The kitchen doors take you up through a beautiful wisteria pergoda leading to the large laid to lawn area of the garden which wraps around the home with great suntrap areas through out the day! There is a handy garden shed tucked away in the corner. A number of tall mature trees provide privacy when the leaves are in bloom. It is a garden that is landscaped and has been well looked after by the vendors during there time here. It certainly offers enough space for children to let off steam as well as offering quiet pockets and private space to relax. The garage can be accessed from the garden via its own rear door.

The local 'New Chimneys' pub/restaurant provides a popular place for meetings and great food, Coop store provides convience shopping for those last minute items. This property is within walking distance from Godinton Park and Repton Park Primary Schools, these both have great reputations. Ashford town also gleans two very good grammar schools.

Nearby there are stunning walks to find, literally 5 mins from the property - the Godinton House country estate, a great place for walking dogs and having wandering family fun. You can jump in the car and escape to one of many kent coastal towns, or even a short 20min drive to a beach. This all proving this property is a great place to live with access to great amenities for all to enjoy.

Tenure: Freehold
Council Tax Band: F

- A substantial detached, 5 bedroom family home
- Occyuping a secluded position within a quiet cul-de-sac on a corner plot
- Double drive + tandem garage providing parking for multiple vehicles
- Spacious family room measuring approx '15'4x11'11" with patio doors
- Generous, entertaining kitchen/diner ' with fitted appliances 18'2x9'5"
- Offering 3 en-suite bedrooms, family-bath suite & Downstairs W/C
- 5 Spacious double bedrooms & purpose study space for home working
- Private and secluded wrap around rear garden with mature tree's
- Loudon Management company fee: £120.00 pa
- Council Tax Band: F EPC Rating: C (76)



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	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.

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