



Viburnum Close,
Ashford,
TN23 3LB

£350,000



Hunters are delighted to welcome to the market this well presented three bedroom semi-detached family home that you will not want to miss.

The current owners have finished this home to a very high standard in our opinion, with a modern theme throughout. With large windows and modern fitted Kitchen with bi-fold doors to rear, it's certainly one for your viewing list! Located in an enviable 'near town location' within a quiet family friendly cul-de-sac setting. Separated from the road, enclosed in a brick wall boundary, enhancing that private feel.

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



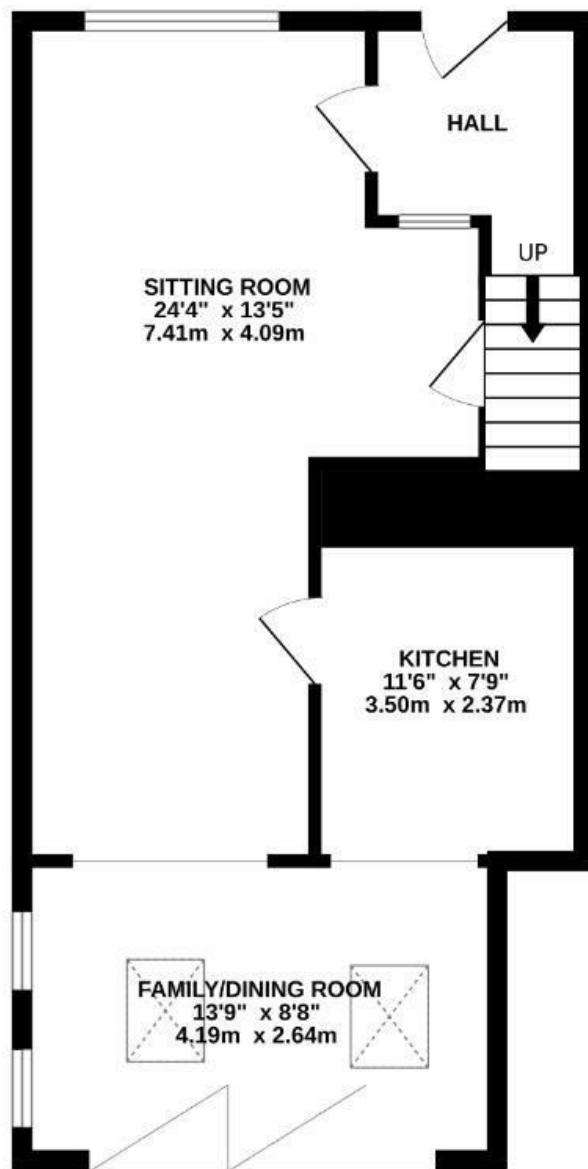
You'll find this home set behind a well-kept, pretty green frontage and landscaped garden laid to lawn, wander along your garden path and into the front door of the home; the ground floor comprises of a entrance hall, a good size open plan lounge/dining room with large picture window to the front that floods the room with light. You'll note the care that has been provided by the current owners that has spanned over a decade. This welcoming space leads you to the rear of the home, that has been extended to seamlessly blend the living spaces, lending it well to deal with all that comes with day to day family life. The extended rear of the home has under floor heating installed as a an added feature, bi-folding doors, which has created a dining entertainment space to the rear, that offers the perfect place for a dining room table & chairs found beneath those perfectly spaced velux windows – leave those bi-folds ajar and let the summer breeze cool you and the family whilst you entertain guests, they'll not want to leave following a weekends gathering here – it's a space that's been designed to lure you there, and keep you in it!

Finishing the homes ground floor accommodation well is the modern, galley style kitchen fitted by the reputable Howdens, that offers an integral Bosh oven with induction hob and an array of wall and base hung cabinetry as well as providing ample food preparation space too, the flow of the home is really important here, and thanks to the forward thinking of the owners – it's only emphasized by the extension has since provided.

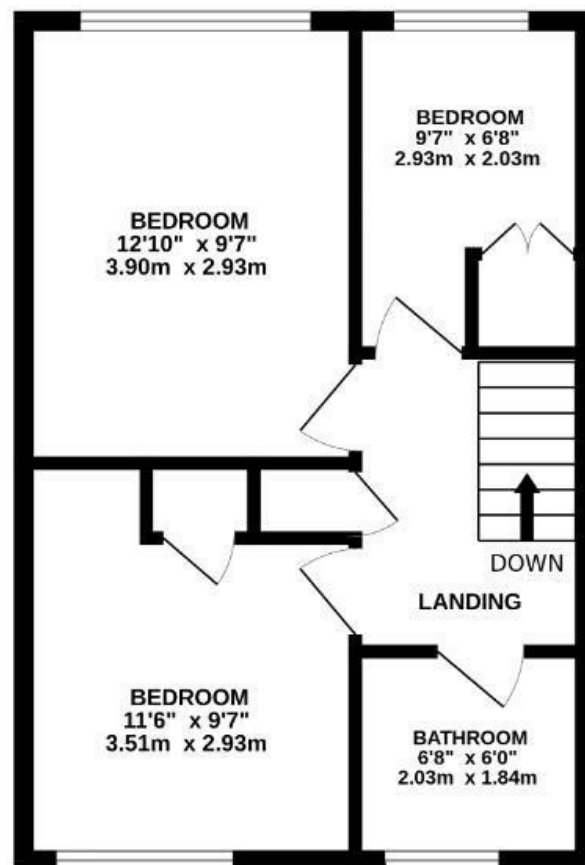
Climb the stairs, and here is where you will find 3 well proportioned bedrooms, 2 of which being comfortable double bedrooms and a further single bedroom with built in wardrobe that can be utilised as an office which has become so high on the agenda for many following the work from home hike. Bedrooms 1 & 3 are located at the front of the home, with the principle bedroom measuring approx "12'6x9'10" of usable floor space. Bedroom two offers a delightful view out into the landscaped rear garden. The family bathroom services all bedrooms and is finished with a shower over bath, wash hand basin and W/C. The homes accommodation is finished well with an ever handy loft entry which is partially boarded.

Step outside the bi-folds, and you'll find a tranquil space, ideal for letting the children let off steam. The details have been taken care of here, with Easigrass that has been installed, being both child and pet friendly as is self cleaning and regulates its own temperature when the weather is kind. There's a modern raised deck, ideal for those that wish to catch the summer sun. You will note the beautiful Rhododendron tree that provides a nicely shaded area, ideal for this East-South facing garden. The garden wraps around the home in a L shaped fashion, with a patio that leads through to the side gate where there is a garden shed with power. There is also power access in the garden and a garden tap. If it's more space you are after then there is also a garage en-bloc at the

GROUND FLOOR



1ST FLOOR



Tenure: Freehold
Council Tax Band: C

- Well presented 3 bedroom end of terrace family home
- Charming rear extension to ground floor with velux windows
- L Shaped open plan ground floor layout
- Previously extended now offering bi-folding doors & dining area
- Modern landscaped, low maintenance rear garden with access
- Garage en-bloc providing parking too
- 3 Bedrooms serviced by family bathroom
- Underfloor heating within rear extension
- Delightful cul-de-sac setting ideal for families
- Council Tax Band: C, EPC Rating: D (62)

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
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.

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.