

Lilac Court, Godinton, Ashford, TN23

Asking Price £550,000 - Offers in region of





Nestled in the desirable Lilac Court, Godinton, this stunning five-bedroom detached family home which offers a perfect blend of modern living and comfort. Situated within a quiet cul-de-sac, away from any passing traffic, set within a U shaped close, with a smaller number of similar homes. Accommodation is laid out over three generous floors, this home was designed to cater to the needs of a growing family, with longevity in mind.



Upon entering, you are greeted by a choice of two spacious reception rooms, providing ample space for relaxation and entertainment. The fabulous rear conservatory invites the summer sun, creating a delightful space to enjoy the garden views. The heart of the home is the well-appointed kitchen diner, measuring 15'2 x 10'8, which is complemented by a separate utility room for added convenience. The generous family reception room provides the chance to host and entertain family and friends with picture window overlooking the frontage, as well as fireplace. The sitting room has doors that lead into the separate dining room.

The first floor features three generously sized bedrooms, two of which benefit from en-suite bathrooms, ensuring privacy and comfort. The third bedroom on this level is conveniently serviced by the luxury family shower-suite which has been upgraded during the owners time. Ascending to the second floor, you will find two further spacious double bedrooms, one of which includes fitted storage, perfect for keeping your living space tidy.



Outside, the property boasts a sunny, low-maintenance rear garden, complete with a patio area beneath a charming pergola, ideal for enjoying your morning coffee or hosting summer gatherings. The large driveway provides parking for two cars, in addition to a garage, ensuring that you have all the space you need for vehicles and storage.

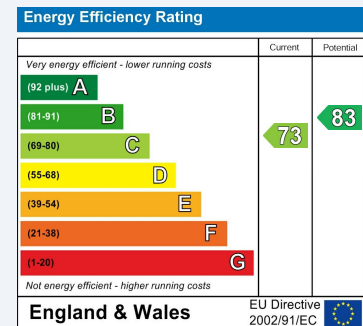
Godinton Park is located approx 1.5miles to the north west of Ashford's Town Centre and affords easy access to M20 junction 9, and benefits from public transport links to the Town Centre and International Train Station with regular services to London St Pancras and the Continent. Also, within walking distance are the popular Godinton Park and Repton Park Primary Schools as well as the Chimneys pub & restaurant and Co op convenience store. This beautiful family home in Ashford is not to be missed, offering a perfect sanctuary for modern family living.





ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

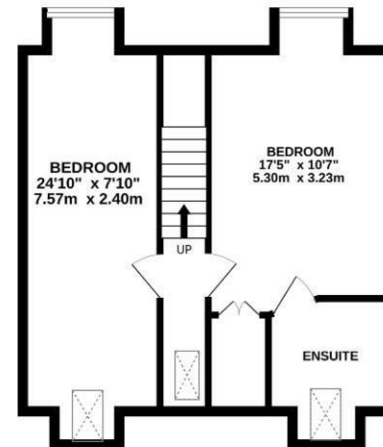
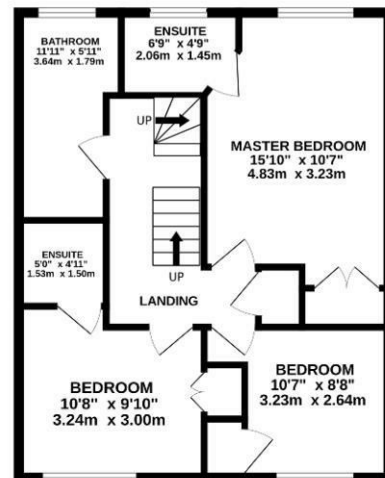
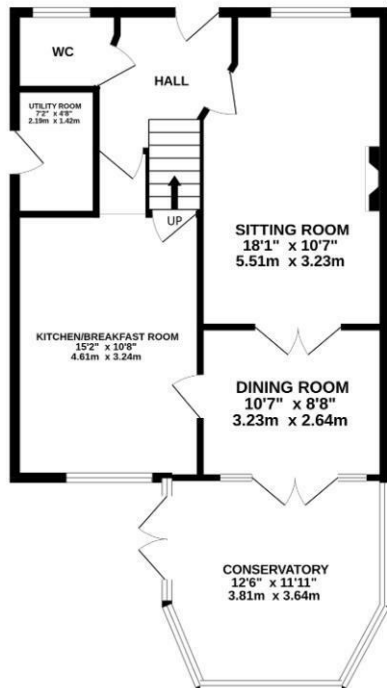
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GROUND FLOOR

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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Viewings Please contact ashford@hunters.com, if you wish to arrange a viewing appointment for this property or require further information. **Valuations** For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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