



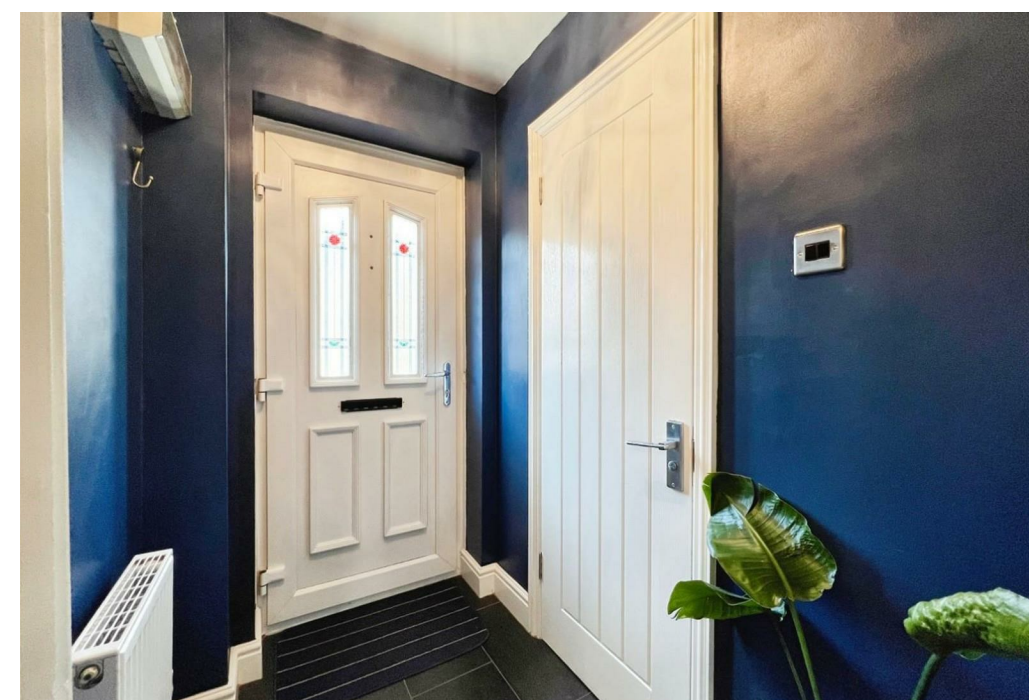
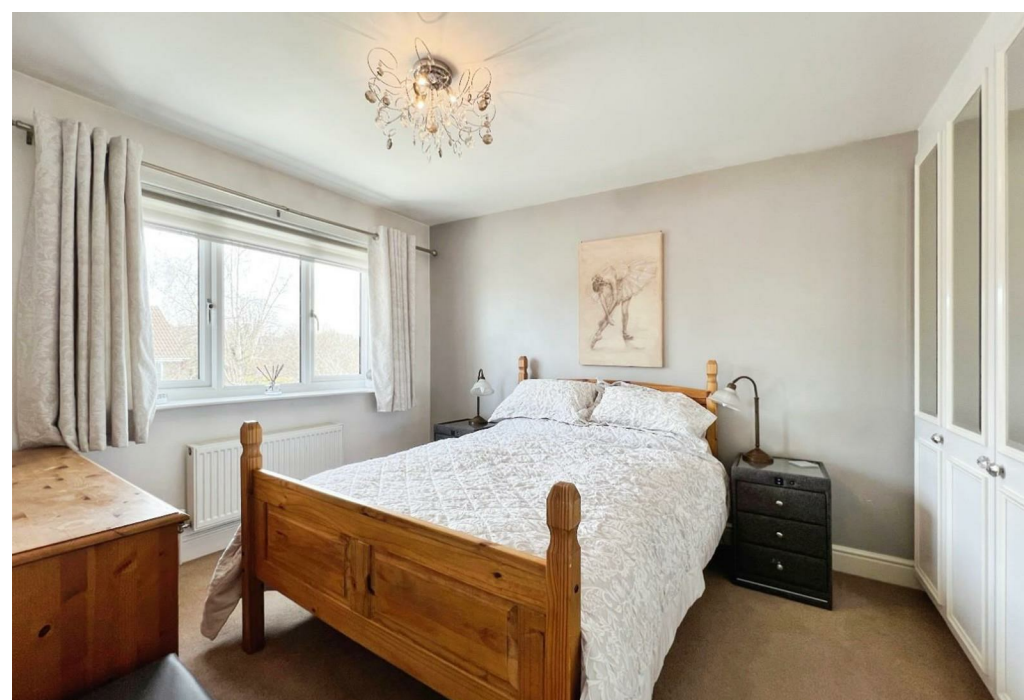
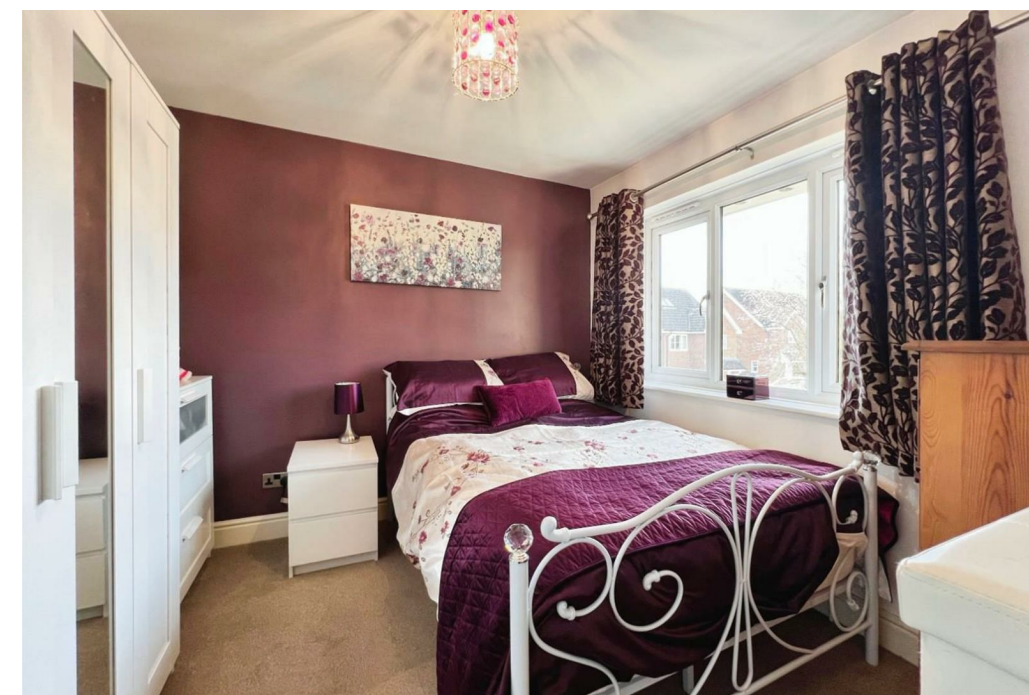
Pembury Place,
Ashford,
TN25 4QD

£375,000



Welcome to this beautifully presented three-bedroom semi-detached family home, nestled in the tranquil cul-de-sac of Pembury Place, Orchard Heights, Ashford. This delightful property offers a perfect blend of comfort and modern living, making it an ideal choice for families seeking a peaceful yet convenient location.

In summary, this charming semi-detached house in Pembury Place is a fantastic opportunity for those looking to settle in a peaceful area of Ashford, while still being close to local amenities and transport links, Orchard Heights is situated in the North-West of Ashford between off the A20 northbound. You are only a short walk to the new Repton Manor Primary School and less than 5 minutes drive to junction 9 of the M20. Ashford Town Centre is approximately 10 minutes by car and there are local buses should you wish to make use of Ashford's excellent public transport links.

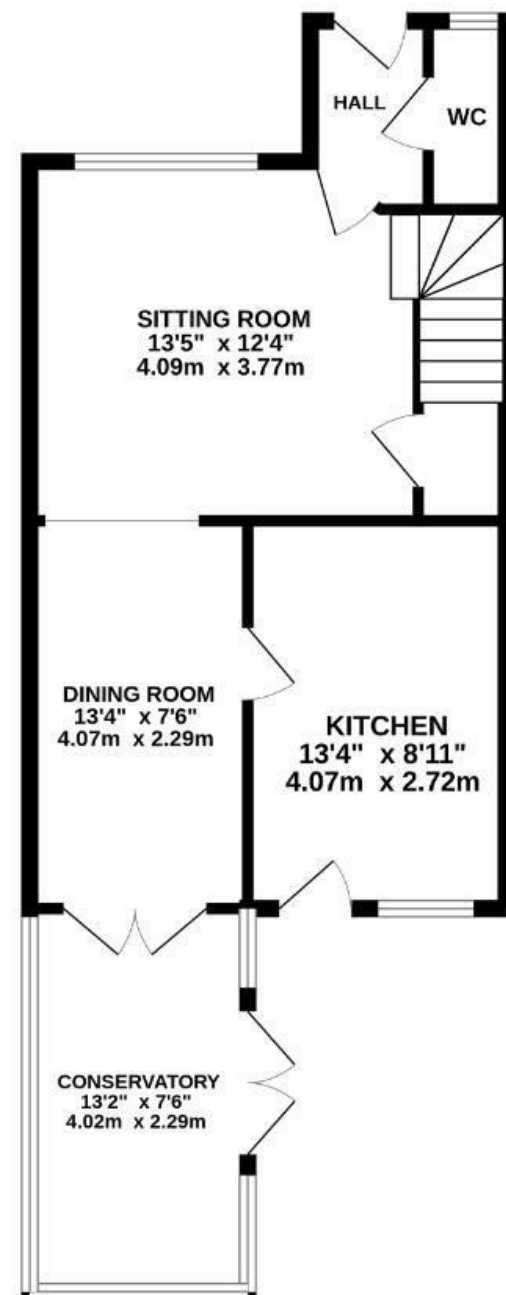


As you enter, you are greeted by a welcoming reception room that provides a warm and inviting atmosphere. The heart of the home features a open-plan lounge area which also access to the kitchen, with wall & base hung cabinetry as well as space for those appliances too. One of the standout features of this home is the large, sunny conservatory at the rear, which serves as a perfect space for relaxation or entertaining guests. This bright area seamlessly connects to the good-sized garden, offering a wonderful outdoor space for children to play or for hosting summer gatherings.

Upstairs you'll find three spacious double bedrooms, each designed to offer ample space and natural light, ensuring a restful retreat for all family members. The larger of the 3 bedrooms boasting handy fitted wardrobes within, easing the need for free standing furniture. The property boasts a 3-piece family bath-suite, with shower over bath, wash hand basin & W/C as well as a downstairs toilet too, providing convenience and privacy for the household. One of the standout features of this home is the large, sunny conservatory at the rear, which serves as a perfect space for relaxation or entertaining guests. This bright area seamlessly connects to the good-sized garden, offering a wonderful outdoor space for children to play or for hosting summer gatherings.

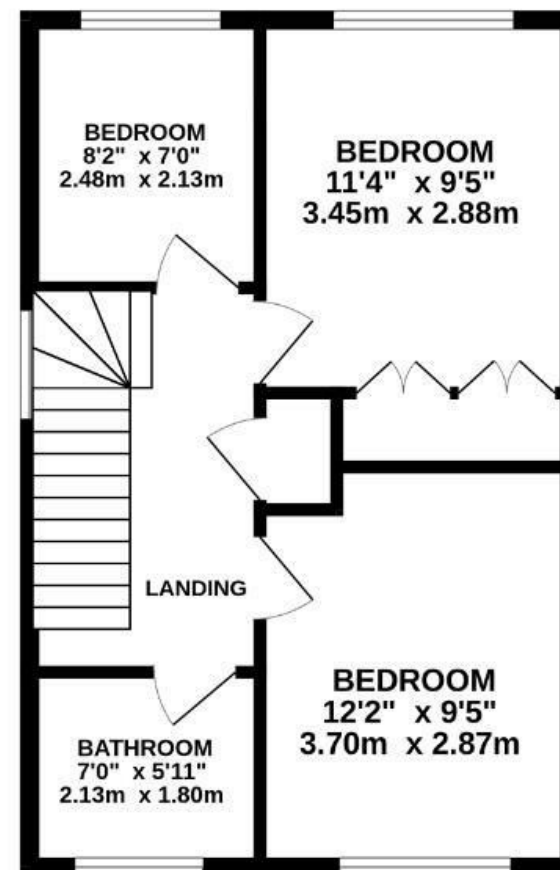
Externally, the home offers a peaceful garden. With a paved area that leads from the rear doors and provides access to the garage, as well as offer a spot to grab the afternoon sun at the base of the garden which has been landscaped to offer another seating area. Additionally, the property benefits from a driveway, providing off-street parking for your convenience. The quiet surroundings of this cul-de-sac enhance the appeal, making it an ideal environment for families.

GROUND FLOOR



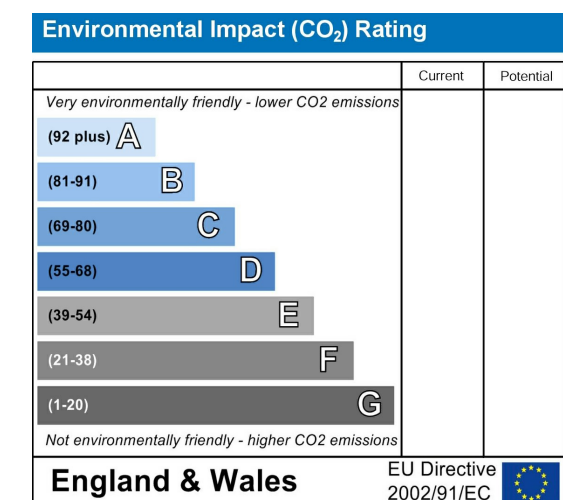
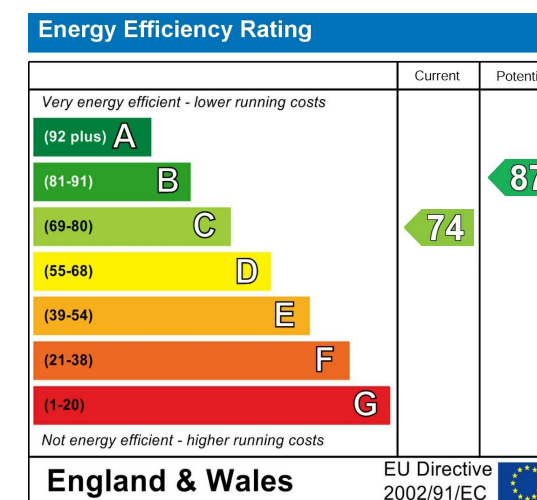
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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1ST FLOOR



Tenure: Freehold
Council Tax Band: D

- A Well Appointed, 3 Bedroom, Semi-Detached family home
- Located within a quiet cul-de-sac in Orchard Heights
- Large light flooded reception room with leads to dining area
- Kitchen with wall & base hung cabinetry & rear door to garden
- Generous sun-room to rear with double doors leading onto patio
- 2 double bedrooms and 1 single bedroom serviced by family bath-suite
- EPC Rating: C (74) - Council Tax Band: D
- Driveway which provides parking as well as garage with up & over door
- Sunny-aspect rear garden (South facing)
- Located in Orchard Heights - A Must View!



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.