

Deyley Way, Ashford, TN23 5HX
Offers In The Region Of
£375,000



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An exquisite example of a well presented, 3-bedroom town-house style, oozing stylish, well-presented flexible living accommodation that spans three generous floors.



Step inside this 'show-home' like property, you'll discover an open plan lounge/dining room that is prime for entertaining friends and family. The room boasts double doors that lead into the rear garden, being well lit during the day and offers plenty of space to dine with guests. The current owners have adapted the space to create a larger dining area, home to a table & chairs as well a seating area, the perfect 'snug' section! Additionally, there is a further reception room on the first floor. The ground floor is complimented well by the modern kitchen, offering a plethora of wall and base units as well as space for free standing appliances too. Finishing the ground floor accommodation nicely, is the all-important addition of a ground floor toilet.

The stairs rise from the entrance hall, on the first floor, you'll find 2 generous bedrooms, a study room and modern family bath-suite. Bedroom 2 is currently utilised as a cosy living space by the current owners, making this homes layout extremely versatile to suite all family living needs. Both beds 2 & 3 on this floor can accommodate double beds, ensuring the family can deal with all that comes with day-to-day family life. The final room on this floor is ideal for a home office for those that need it or can be utilised as a walk-in wardrobe space, as well as a small single room. Ascend to the final floor, and admire the principal bedroom, offering yet again ample floor space, as well as the bonus of both a walk-in wardrobe as well as modern en-suite shower room. The master bedroom accommodates the whole of the top floor, so if a further bedroom was required, this space can be split into two bedrooms, allowing one room with an en-suite and the other with a walk-in wardrobe.



Externally, the home offers a mainly laid to lawn rear garden that also offers a patio, prime for alfresco dining when the weather is kind. The garden also offers rear gated access that leads to the homes garage, providing even more storage for the family. There is also an allocated parking space, beside the garage.

The property is located in the popular area of Singleton and is within walking distance to a range of amenities. Close by is the Outstanding OFSTED rated Great Chart Primary School, parade of local shops, regular bus service, Doctors surgery, the local environment centre and Singleton Barn public house. The property is within a short drive to the international station with high-speed service to London St Pancras in 37 minutes.

All mains services are connected, but none have been tested by the agent.

Flood Risk: Very low Each year, there is a chance of flooding of less than 1 in 1000 (0.1%)

Average Broadband Speed: 62mb Superfast :10000mb Ultrafast :10000mb

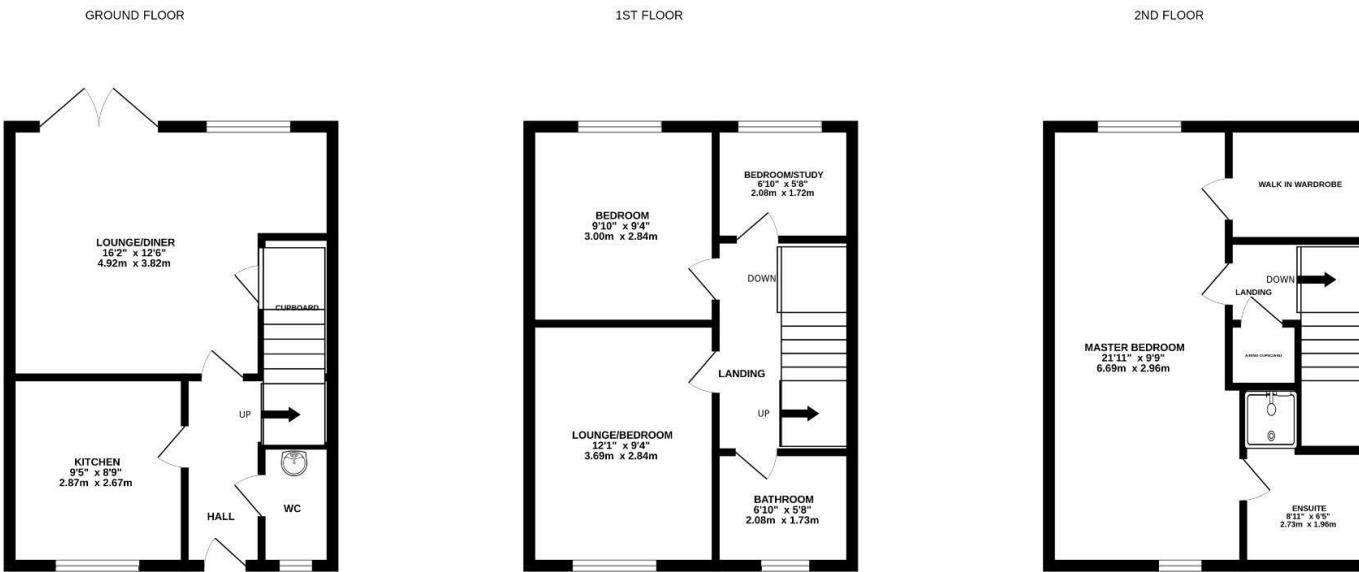


- Well Presented, 3 Bedroom Town House with flexible living
- Garage & Allocated Parking provided to rear
- Modern kitchen with gloss cabinetry & fitted appliances
- Sympathetically presented with modern decor
- Popular Singleton location
- Accommodation over 3 generous floors
- Fabulous principal bedroom on top floor with en-suite & walk in wardrobe
- Ground floor W/C, Family bathroom & En-suite shower
- Enclosed playpark and open green spaces nearby
- EPC Rating: C (78) Council Tax Band: D



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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.

Viewings

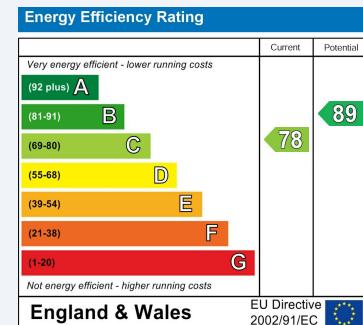
Please contact ashford@hunters.com or 01233 613 613, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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.

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.