



3 Seaton Cottages Pilgrims Way, Boughton Lees, Ashford, TN25 4JD

Price £395,000

**GOULD
HARRISON**

Located in a delightful semi rural position is this three bedroom semi detached cottage with generous rear garden backing onto fields. The accommodation comprises of a hallway, sitting room, dining room, modern kitchen, store room and cloakroom to the ground floor and three bedrooms and shower room on the first floor.

The generous rear garden backs onto open fields with a large lawn, vegetable garden with poly tunnel and sheds. There is an allocated parking space to the front.



Entrance Hall

Stairs to first floor, radiator, tiled floor, doors to

Sitting Room 16'6 x 11'10 (5.03m x 3.61m)

Double glazed doors to front and rear, solid fuel burner, wooden floor, radiator

Dining Room 10'10 x 10 (3.30m x 3.05m)

Double glazed window to front, wooden floor, radiator, door to

Kitchen 13 x 7'10 (3.96m x 2.39m)

Two double glazed window to rear, sink unit with mixer

tap, range of matching wall and base units, space for cooker, extractor hood, space for fridge freezer, understairs cupboard

Rear Lobby

Double glazed panel door to rear, doors to

Store Room 8'7 x 8'4 (2.62m x 2.54m)

Double glazed window to side, light and power

Downstairs Cloakroom

Double glazed window to rear, low level w/c

Landing

Double glazed window to rear, hatch to boarded loft, built in cupboard, doors to

Bedroom 11'10 x 11 (3.61m x 3.35m)

Double glazed window to front, radiator, built in cupboard, wooden floor

Bedroom 10 x 8'5 (3.05m x 2.57m)

Double glazed window to front, radiator, built in cupboard, wooden floor

Bedroom 9'4 x 6'11 (2.84m x 2.11m)

Double glazed window to rear, built in cupboard, radiator, wooden floor

Shower Room

Double glazed frosted window to rear, wall mounted electric shower, pedestal wash hand basin, low level w/c, extractor fan, chrome heated towel rail, tiled walls

Outside

Generous rear garden with lawn, established shrubs and trees, poly tunnel, vegetable garden, two sheds, fields to rear, access to front.

Front garden with trees and shrubs, lawn, pathway to rear garden.

The allocated parking is in the lay by to the front

Tenure

Freehold

Services

Mains water, electric and drainage

Council Tax

Ashford Borough Council Band - C

