Laurens Van Der Post Way, , Ashford, TN23 3SG

Asking price: Asking Price £400,000

DESCRIPTION

Located in an envious position, overlooking the green play-park, is this four bedroom semi-detached family home in the heart of the ever popular Repton Park development.

This large welcoming home, stands proudly a short wander from the reputable primary school, boasting large driveway for at least two vehicles. Behind the homes prominent external you will a home that has been lovingly and carefully occupied during the vendors time here. This homes accommodation is laid out over three generous floors. Walk in through the front door, you'll find an entrance hall, creating a fantastic space to kick off your shoes and avoid bringing any of that mud in from one of the various walks that an on your doorstep! There is a neat and tidy downstairs W/C, an essential to a family home! Across the hall is the homes kitchen which offers an array of wall and base units, along with space for your appliances & a dining room table & chairs too. Residing at the rear of the home is the large sun-lit reception room that is flooded with light thanks to the French doors which lead to the garden. The room is ample in floor space and is certainty large enough to host family members and guests alike whilst entertaining!

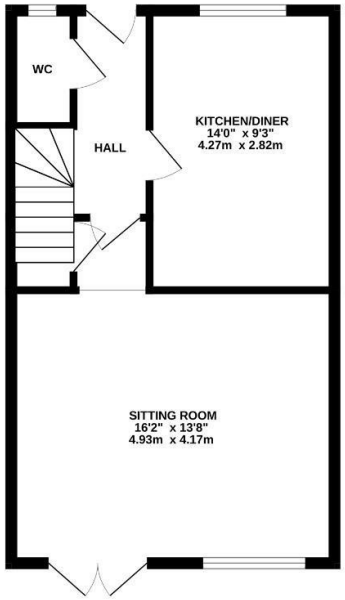
Climb the stairs to the first floor where you will discover not two, but three bedrooms & family shower-room that services the bedrooms on this floor, with wash hand basin and W/C. Two of the bedrooms guest bedrooms on this floor overlook the rear garden and are well lit during the sunnier afternoons, this floor is finished off well with a further 3rd bedroom & a handy storage cupboard found on the landing.

Finally, climb the stairs to the second floor and you'll discover the enormous master suite with built in wardrobes and huge en-suite bathroom! With the rooms tall ceiling and Dorma window to the front it's certainly a space to be desired, when the homes were built it was often said that it could even be two bedrooms with the sheer size, this home is truly ideal for those that don't want to live on top of one another, perhaps those with older children!

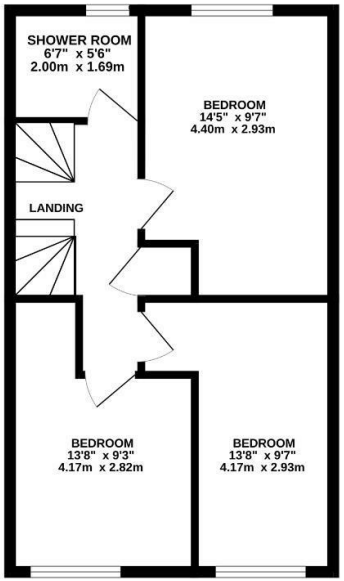
Externally, the home offers a sunny rear garden that has offers a patio area, small pond, and a timber-outbuilding that also provides rear access too. The garden is the perfect spot to enjoy your morning coffee under the summer sun. We truly feel that this property offers flexible and functional living arrangements, allowing the owner to use this home as they wish, should you be looking for a property that offers many bedrooms, or offering living other reception rooms should the need arise!

- **4 Bedroom, Semi-Detached, Town-House - Repton Park**
- **Arranged over 3 generous floors**
- **Well equipped kitchen to the front of the home**
- **Generous master on top floor with en-suite bathroom room**
- **Parking for 2 vehicles to rear + Visitor bays near-by**
- **Positioned fabulously within the estate, overlooking the green-playpark**
- **Generous family lounge to rear with patio doors & garden access**
- **1st floor 3 bedrooms & family bathroom**
- **Well kept, low maintainence rear garden with out-building + Rear/side access**
- **EPC Rating: C (79) - Council Tax Band: D - Service charge: £270.00 P/A**

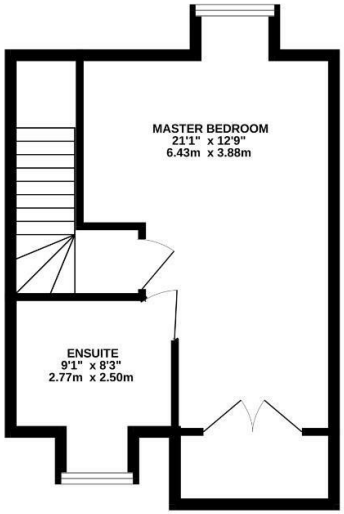
GROUND FLOOR



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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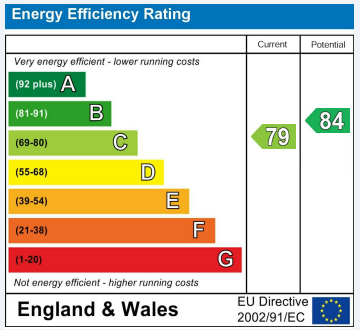
ENERGY PERFORMANCE CERTIFICATE

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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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.

The Property Ombudsman

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