

Paddock Close, Kingsnorth, Ashford, TN25 7LL
Asking price: £420,000





Set within the heart of the popular Bridgefield Park development, lies this exceptionally well-presented three bedroom, detached family home boasting accommodation over two floors with carport parking and drive way for 2 cars. The property is also located within the catchment areas for popular schools & a short stroll to the a local shop. On arrival at the property, you will note its striking facade, which is a nod to the property's internal accommodation and high standard of presentation. Park up on your drive under it's covered carport, where there is parking for 2 cars on the driveway. But if more parking is needed, there is unallocated visitor spaces adjacent. Wander into your new home. The term 'turn-key' is over used when it comes to well-presented homes, but here we feel it is justified! Arrive in a spacious and light filled hallway. With its ground floor accommodation consisting of a generously sized open plan kitchen/dining room – the bonus here is that the kitchen comes with integrated appliances throughout and offers a great array of gloss, wall and base hung cabinetry, tiled flooring, whilst offering plenty of storage and food preparation space seamless blending hosting friends and family gatherings, to the busy rush on the school run – it'll be a breeze here with modern living at your finger tips. Across the hall is the home's reception room. A bright and welcoming space with French doors leading to the garden at the rear, and a large window at the front meaning the room is well lit, with access into the homes well kept garden. The ground floor is finished well with the all-important addition of a ground floor W/C.

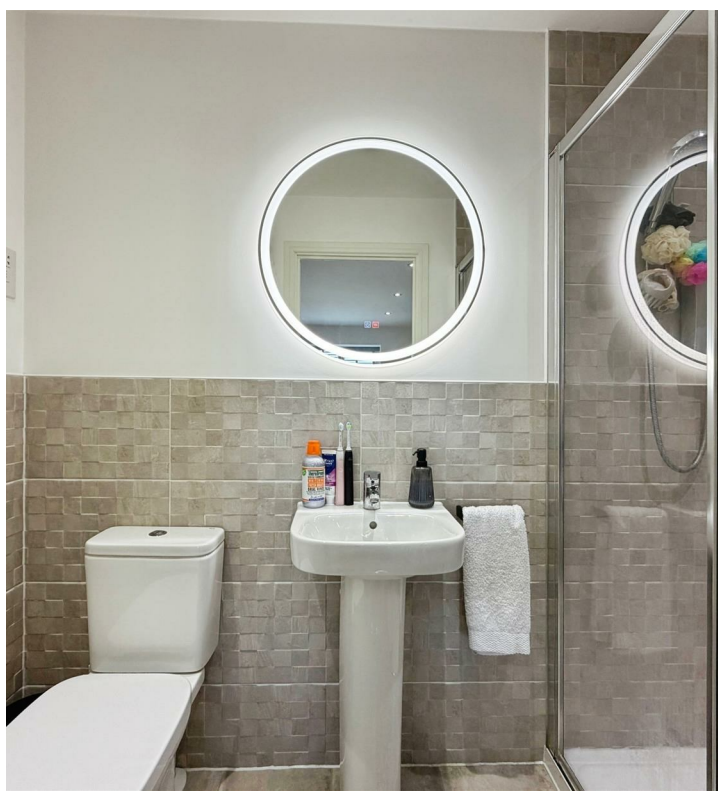
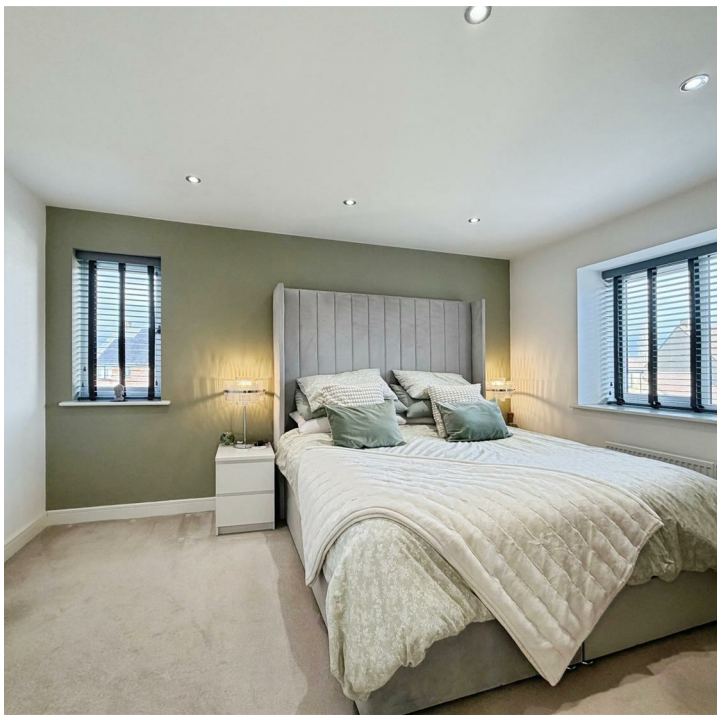
From the hall, you will find the stairs that rise from the entrance hall to three generously-sized double bedrooms. The principal bedroom occupies the left hand side of the top floor, boasting a modern en-suite. Across the hall is where you will find the generous guest bedroom, offering plenty of space for a double bed & offers built in wardrobe. The 3rd bedroom, which is of good size, which could also be used as a generous dressing room or study, which has become so important to those working from home. Bedrooms 2 & 3 are serviced by the home's modern family bathroom. This upper floor is finished nicely with a large storage cupboard on the landing that is great for laundry and more! There is also a large loft space for all your storage needs.

At the rear of the home is the garden which has been landscaped by the current owner to give even more space. With the carport and drive way positioned to the side, there is a side gate that provides access into the carport too. It now has a generous area that is laid to lawn, with a stylish patio & LED lightning installed. It's a great space to catch the summer sun! The home also has a part-fenced, part brick wall boundary - enhancing the secure & private feel offered in the garden.

Bridgefields in situated within easy reach of the town centre, International railway station and M20 Motorway. The property is also walking distance to a local shop and playground.situated on the highly sort after Bridgefield development which is located against a woodland backdrop, yet lies within easy reach of Ashford's high street shops, boutiques, bars and leisure facilities along with high speed rail connections to London (St Pancras within 38 minutes) A good choice of primary and secondary schools are also close by. In the Park Mall and County Square you'll find a wide range of well-known High Street stores and local independents as well. In addition there is the newly opened Ashford Picture House, If you are a dedicated shopaholic, imagine the temptations that await you at the McArthur Glen designer outlet and the Bybrook and Evegate Barns. Furthermore, the M20 gives you direct access to the Lakeside and Bluewater shopping centre. Or perhaps if a more upmarket shopping centre like the Westfield shopping centre located at Stratford is more your thing then all you need is a high speed journey from Ashford International.

- Immaculately presented, 3 bedroom detached family home
- Carport + Driveway providing parking for 2 cars
- Modern kitchen/diner with tiled flooring integrated appliances
- Modern family bathroom servicing bedrooms 2 & 3
- Located in the heart of Bridgefield, boasting great transport links
- Still oozing that 'New-like appearance'
- Landscaped rear garden with patio & LED Night-Lighting + Side access
- 3 Spacious double bedrooms, With principal bedroom offering en-suite
- EPC Rating: B (84) Council Tax Band: D
- Estate fee's: £350.00 per annum (Pemrose Management)

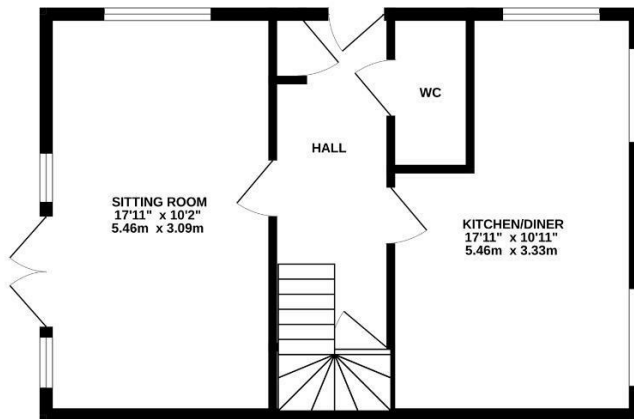




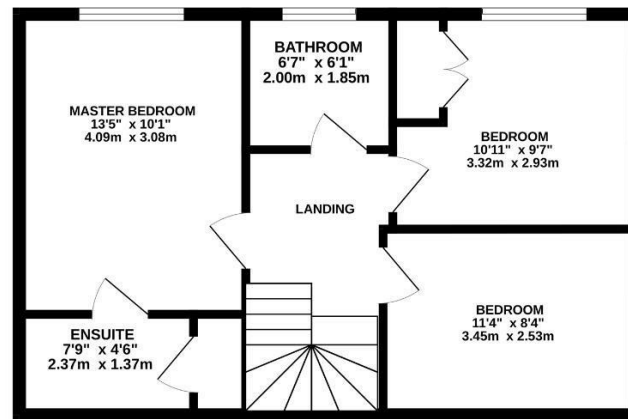
ENERGY PERFORMANCE CERTIFICATE

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.

GROUND FLOOR



1ST 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 Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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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.