

Ryeland Way, Kingsnorth, Ashford, TN25 7FU

Asking Price £310,000 -
Asking price





There's a heart-warming feeling to owning your own house, especially if it's your first... Just like our sellers here, who found this home when walking their dog in the local area. A beautifully presented modern two-bedroom semi-detached home, which in our opinion, is the very definition of turn-key living—stylish, modern, and ready to be enjoyed from the moment you step through the door.



From the outset, the home makes a confident first impression with a generous driveway and carport providing parking for two vehicles, offering both convenience and curb appeal. Inside, a calm, neutral palette flows effortlessly throughout, creating a light and contemporary backdrop that will suit any style—no modernisation required, simply unpack and unwind. The heart of the home is the fabulous lounge/diner, a wonderfully proportioned space designed for both everyday comfort and entertaining. Sunlight pours in through elegant patio doors, seamlessly connecting the interior to the fantastically sized, landscaped rear garden—a true outdoor retreat, perfect for summer evenings, al fresco dining, or simply relaxing in peace. The modern kitchen is sleek and practical, ideal for keen cooks and busy lifestyles alike, while a ground floor cloakroom adds an extra layer of everyday convenience alongside a handy downstairs cupboard under the stairs.



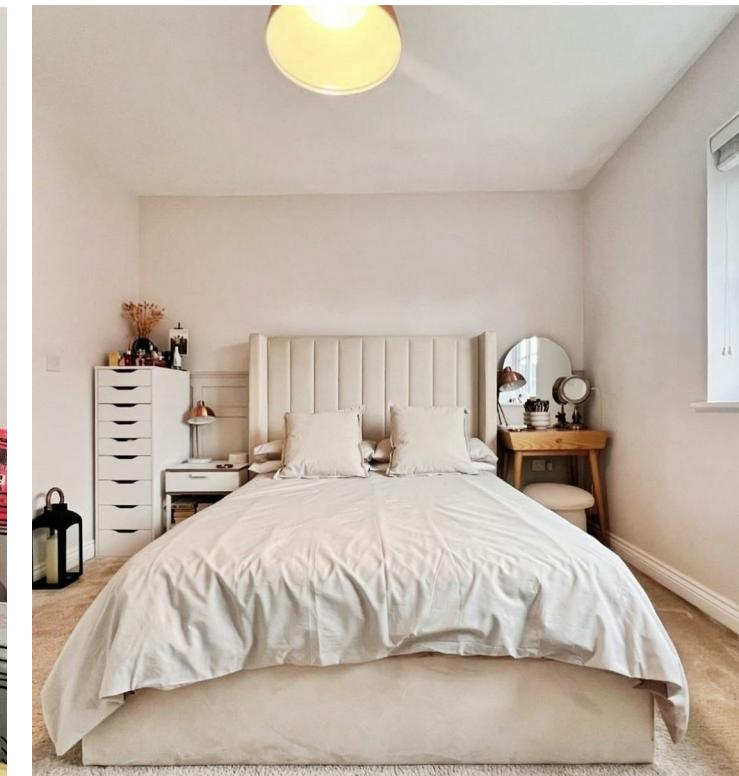
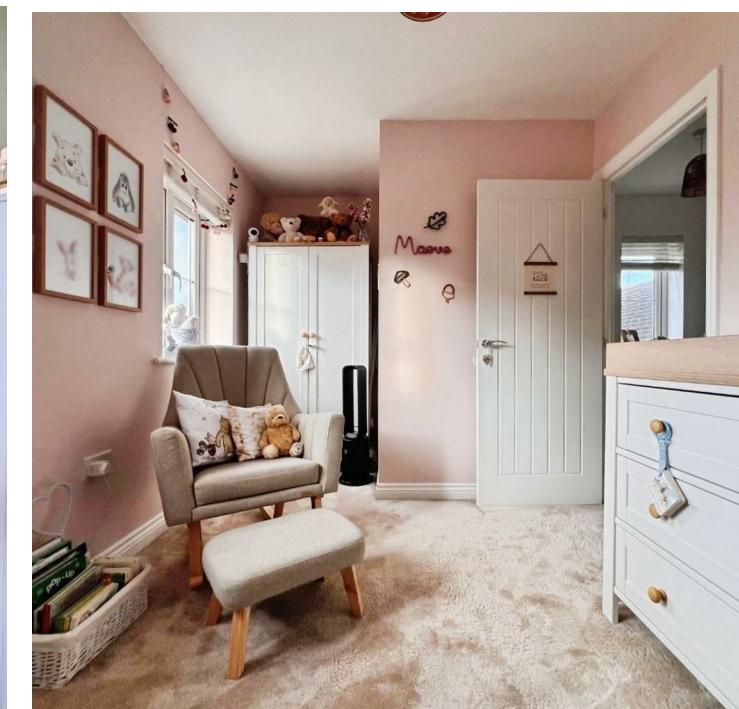
Upstairs, the sense of quality continues. The master bedroom benefits from its own en-suite shower room, offering a private haven at the end of the day, finished with a built in cupboard too. While the second bedroom is beautifully served by a contemporary family bathroom, making the layout ideal for guests, or a younger child, a perfectly comfortable space.



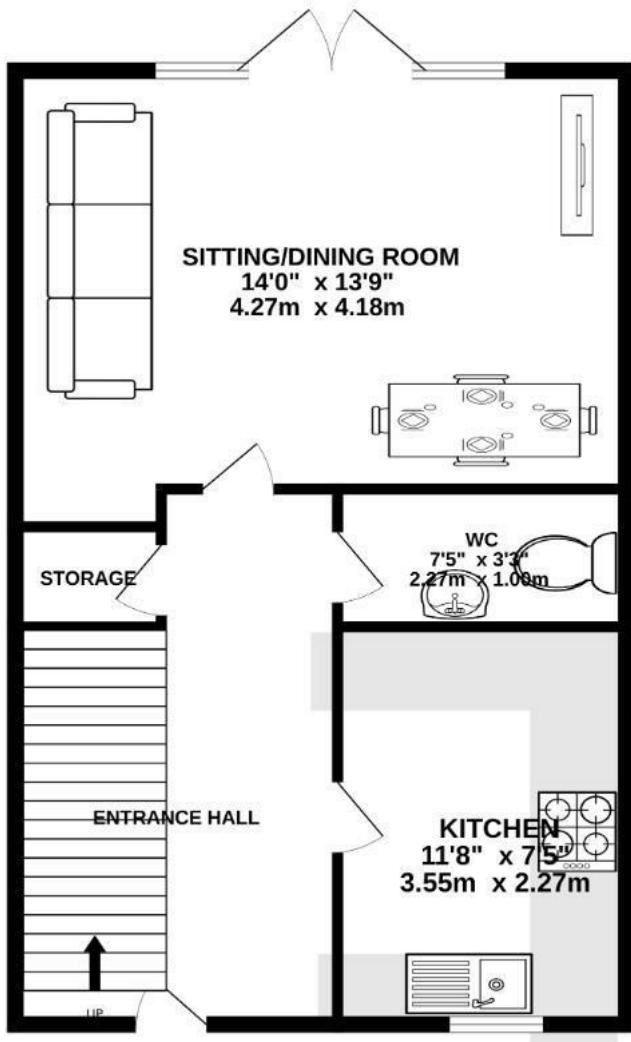
Step outside and discover a beautifully landscaped rear garden—proof that modern new homes can boast generous outdoor space. The garden features a sunny decked area at the rear, perfect for relaxing or entertaining in the afternoon sun. There's a charming patio, ideal for alfresco dining, complemented by an easy-to-maintain artificial lawn. A handy garden shed provides practical storage, while side gated access leads directly through to the carport, making trips to and from the car effortless. This garden is a perfect blend of style, function, and outdoor living.

Bridgefields is 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 Evgate 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.

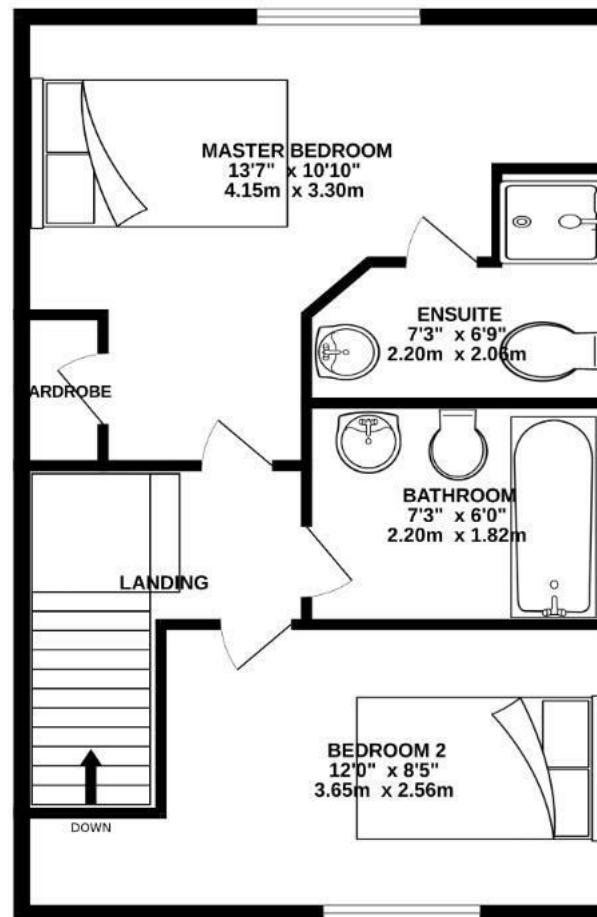
- A 'Show-Stopping' 2 Bedroom, Semi-Detached Home
- A large driveway with carport (Providing 2 car parking spaces)
- Modern kitchen with integrated dishwasher & washing machine
- Generous master bedroom with views over garden
- Estate fee - £252.00 per annum
- Turn-key & ready to move into as presented well throughout
- Large, landscaped rear garden with side access - Sandstone patio & Artificial lawn
- Large family bath-suite, Modern en-suite shower room & downstairs W/C
- Large guest bedroom with built in cupboard
- EPC Rating: B (82) - Council Tax Band: C



GROUND FLOOR



1ST FLOOR



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	82	84
(81-91)	B		
(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			

Particulars are intended to give a fair and accurate description of the property but no liability for any inaccuracy or error can be accepted. These particulars do not constitute an offer or invitation to treat and no services or systems (including central heating if fitted) are in these particulars and the prospective purchaser is advised to satisfy themselves as to their order and condition. If a property is put up for sale at any time there may be connection charges for any switched on or drained services or fixtures. All measurements are approximate.

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 offer free, no obligation sales and marketing services. Even if your home is outside the area covered by our local offices we can arrange a free appraisal through our national network of associate agents.

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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For 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. **21 Cedar Parade, Repton Park Avenue, Ashford, TN23 3TE**
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