

Patrick Clayton Drive, Ashford, TN23 3SR
Offers over £385,000



HUNTERS
HERE TO GET *you* THERE

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Hunters are delighted to welcome to the market this beautifully presented three-bedroom semi-detached home, offering modern living throughout, combining stylish interiors with practical family space in a highly desirable setting. Finished to a contemporary standard, the property is ideal for first-time buyers, growing families, or those looking for a move-in-ready home with excellent indoor and outdoor space.

Upon entering, you are welcomed into a bright entrance hall with staircase access to the first floor and useful storage. The spacious living room is tastefully decorated and filled with natural light, creating a warm and inviting atmosphere perfect for relaxing or entertaining guests. The current owners have added a media wall and Herringbone flooring, to bring the property to a modern standard. French doors lead directly onto the rear garden, allowing for seamless indoor-outdoor living during the warmer months.

The modern kitchen/diner provides an excellent social space featuring contemporary fitted units, generous worktop space, and ample room for dining. The kitchen boasts integrated appliances, coupled with a space for a free-standing fridge/freezer. A convenient ground floor WC completes the downstairs accommodation.



Upstairs, the property offers three well-proportioned bedrooms, including a spacious principal bedroom with the benefit of a modern en-suite shower room. The remaining bedrooms are ideal for children, guests, or a home office setup. A stylish family bathroom serves the additional bedrooms and is finished with modern fittings.

Externally, the home benefits from a driveway to the side providing off-road parking. To the rear is a secluded and well-maintained garden, offering a peaceful outdoor retreat with space for outdoor dining, entertaining, or family activities. There is a large patio area, ideal for outdoor seating, as well as artificial grass off the back allowing for easy maintenance. There is a shed at the back, great for storage, as well as side access onto the driveway. There is ample parking bays within the area, ideal for visitors.

Early viewing is highly recommended to fully appreciate the quality, space, and excellent location this fantastic home has to offer.



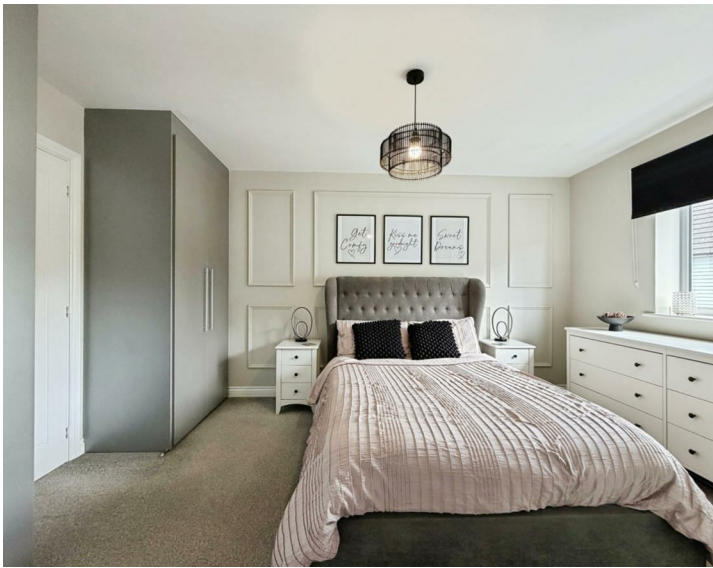
The home is situated within Repton Park, approx 2 miles to the northwest of Ashford's Town Centre and affords easy access to M20 junction 9, and benefits from public transport links to the Town Centre and Ashford International Train Station with regular services to London St Pancras that takes only 38 minutes! Also, within walking distance are the popular Godinton Park and Repton Park Primary Schools as well as the Chimneys pub & restaurant and Co-op convenience store as well as a short stroll into Waitrose supermarket!

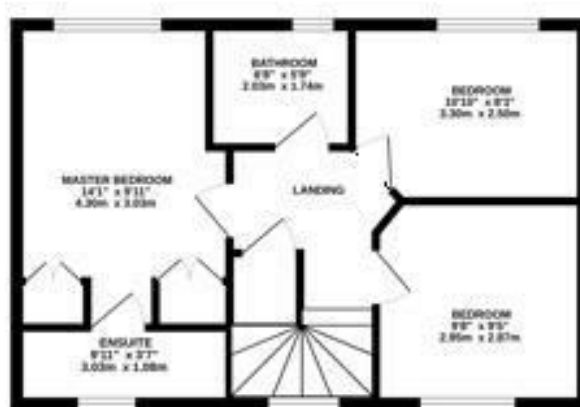
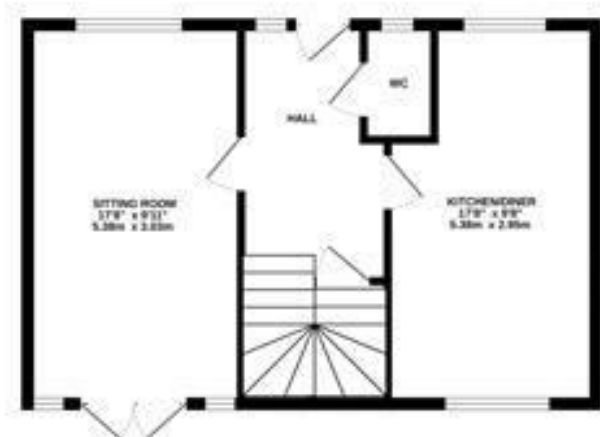
To avoid disappointment please call Hunters sole agents on 01233 613 613 to book your viewing now!

- 3 bedroom semi-detached home
- Driveway to the side and ample parking bays in area
- Good size kitchen/dining space
- Principal room with en-suite, main bathroom and downstairs W/C
- Estate fee: £294 per annum approx
- Popular Repton Park location
- Modern living area with access to rear garden
- Three double bedrooms
- Well maintained secluded rear garden
- EPC: B (81) Council Tax Band: D



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TOTAL FLOOR AREA: 934 sq.ft (86.8 sq.m) approx.

Whilst every attempt has been made to ensure the accuracy of the description contained herein, 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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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.



21 Cedar Parade, Repton Park Avenue, Ashford, TN23 3TE
Tel: 01233 613613 Email: ashford@hunters.com <https://www.hunters.com>

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		92
(81-91) B	81	
(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.

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.

