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Samuel Peto Way, , Ashford, TN24 0XP

Asking price: Asking Price £325,000

Situated on a modern residential development, the Former Newton Railway Works, close to Ashford town centre, this attractive three-bedroom semi-detached home offers spacious and well-balanced accommodation, perfectly suited to modern-day living. With a practical layout arranged over two floors, the property combines comfortable living spaces with a versatile bedroom arrangement, making it an appealing choice for first-time buyers, couples and growing families alike.

Upon entering, the welcoming entrance hall provides access to the ground-floor accommodation, with stairs rising to the first floor and a useful downstairs cloakroom adding everyday convenience. The kitchen is positioned to the rear of the property, providing a dedicated space for cooking and meal preparation, with a practical layout designed to make the most of the available space. Opposite is where you will find the dining area, flooded in natural light, thanks to the window placement, ensuring that flow continues here.

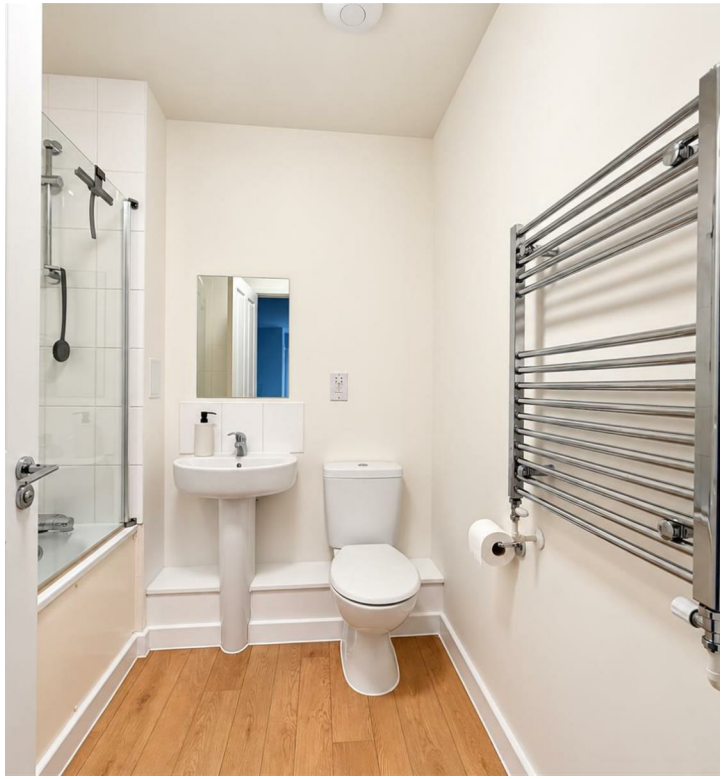
To the left hand side of the home, is the generous sitting room offers an inviting environment in which to relax and unwind, with ample room for a range of furnishings and direct access to the outside, while the distinct arrangement of the living and dining areas allows each room to serve its own purpose.

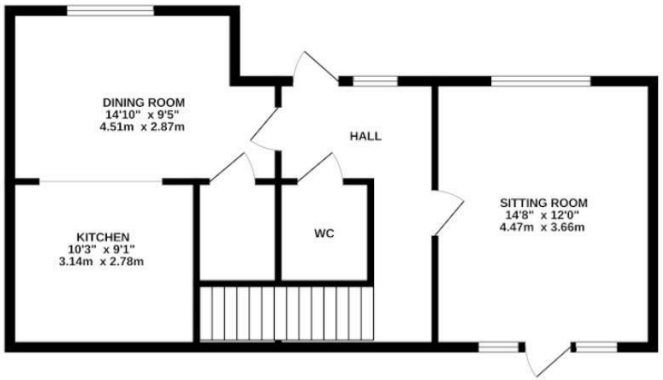
The first floor continues to impress, with a landing leading to three well-proportioned bedrooms and the family bathroom. The principal bedroom offers comfortable accommodation with space for bedroom furniture, while the second bedroom provides further versatility for family members or visiting guests. The third bedroom could be utilised as a child's room, nursery, dressing room or home office, depending on individual requirements. The family bathroom completes the first-floor layout, conveniently serving all three bedrooms.

Externally, the property benefits from its position within a modern residential development, offering an appealing setting for those looking to enjoy the convenience of a contemporary home. Its location close to Ashford town centre places a variety of shops, supermarkets, restaurants, leisure facilities and everyday amenities within easy reach, while the town's transport connections make it a practical choice for commuters and those travelling further afield.

Location and Lifestyle: Enjoying a position on a modern residential development close to Ashford town centre, the property is well placed for access to a range of local amenities, shops, supermarkets and everyday services. Ashford's wider transport connections and selection of leisure facilities make this an appealing location for commuters and those seeking a balance between town convenience and residential living. Overall, this modern three-bedroom semi-detached home offers a practical and well-balanced arrangement of accommodation, with separate living and dining rooms, a dedicated kitchen, a downstairs cloakroom and three bedrooms upstairs — making it an appealing choice for a variety of buyers.

- Attractive Three-Bedroom Semi-Detached Home – A modern and versatile property offering well-balanced accommodation arranged over two floors,
- Practical Kitchen with a Dedicated Cooking Space – Positioned to the front of the property, the kitchen offers a functional layout
- First-Floor Family Bathroom – A conveniently positioned family bathroom serves all three bedrooms,
- EPC Rating: C (80) - Council Tax Band: C - Estate Fee's: £31.00 per annum
- Spacious Sitting Room with Access to the garden– A generous reception space providing plenty of room for comfortable furnishings,
- Useful Ground-Floor Cloakroom – Adding an extra level of practicality to the ground floor,
- Allocated parking to the rear (1 space) + Visitor bays located within the estate
- Open Plan Dining Room for Entertaining – A dedicated dining area offering an ideal space for family meals, hosting friends and enjoying special occasions
- Three Well-Proportioned Bedrooms – The first floor features three bedrooms offering flexible accommodation for family members, guests or those requiring additional space to work from home.
- Convenient Location Close to Ashford Town Centre – Enjoy easy access to a wide range of local shops, supermarkets, restaurants, leisure facilities and everyday amenities





TOTAL FLOOR AREA : 1135 sq.ft. (105.5 sq.m.) approx.

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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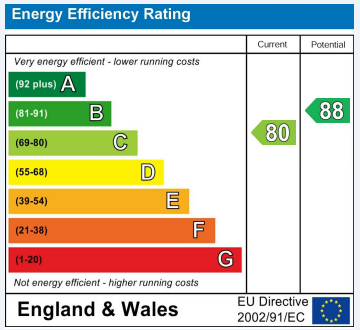
ENERGY PERFORMANCE CERTIFICATE

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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Valuations

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