



Jackie Quinn
estate agents

25 Craddocks Avenue, Ashted
Offers in Region of **£900,000**

For sale with no onward chain is this attractive four bedroom family home situated in a highly sought after location within easy reach of Ashted train station and shops. Extended over recent years, the property offers spacious and flexible living accommodation and is well presented throughout.

A welcoming porch opens into a bright and spacious entrance hall, where an abundance of natural light creates a sense of warmth and space. Setting the tone for the accommodation beyond, the thoughtfully designed layout flows effortlessly throughout the ground floor, offering a superb balance of open, sociable living and more private space. Perfectly suited to modern family life, the home has been designed with both everyday comfort and effortless entertaining in mind. To the front of the property is a generous living room with a charming bay window while to the rear, the home opens into an impressive 24ft lounge, creating a versatile living area that flows seamlessly into the kitchen/dining room. Fitted with integrated appliances and bi-fold doors opening onto the garden, this sociable space is perfect for everyday family life, entertaining guests, or relaxed dining. A practical utility room with side access and a convenient ground floor W.C. complete the accommodation on the ground floor.

Upstairs, the spacious layout continues. The master bedroom, featuring a bay window, is complemented by a dedicated dressing room and a stylish ensuite shower room. Two further double bedrooms overlook the rear garden, while a fourth bedroom provides an ideal nursery, home office, or guest room. These bedrooms are served by a beautifully appointed family bathroom.

Externally, the front of the property is designed for low maintenance living featuring a driveway providing off street parking for several vehicles. To the rear, the stunning 80ft garden is a standout feature laid mainly to lawn with mature trees and shrubs. A spacious covered patio provides the perfect setting for al fresco dining and entertaining and a substantial workshop is ideal for DIY enthusiasts or additional storage. The garage offers further versatility, with potential for conversion into additional living accommodation, subject to planning permission (STPP).

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



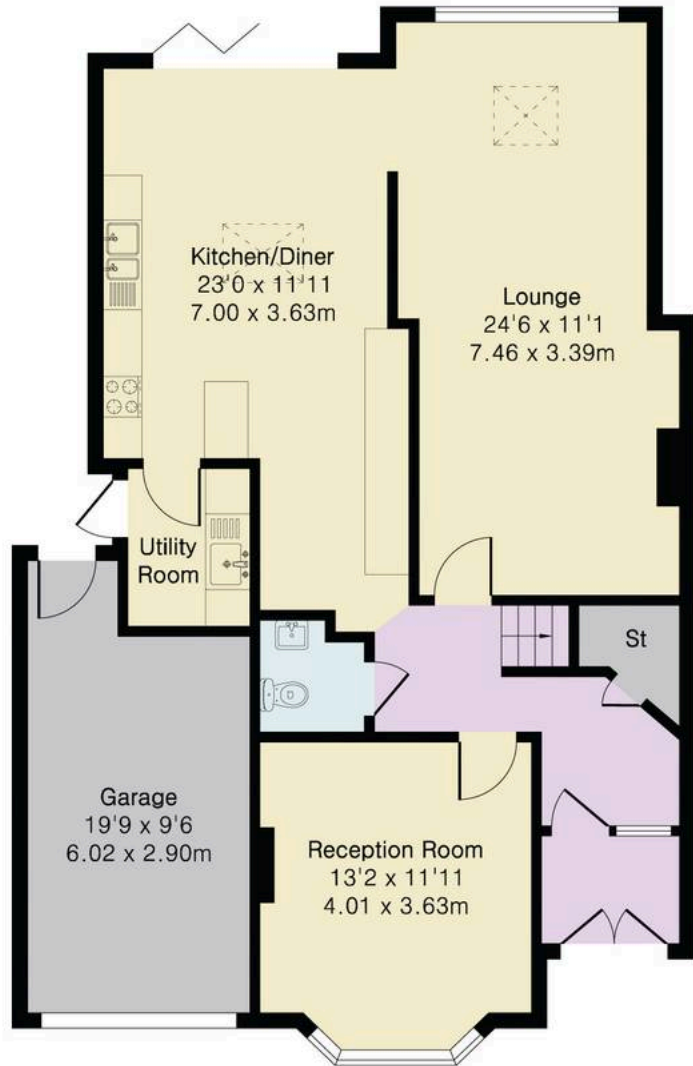


**Approximate Gross Internal Area 1558 sq ft - 144.6582 sq m
(Excluding Garage)**

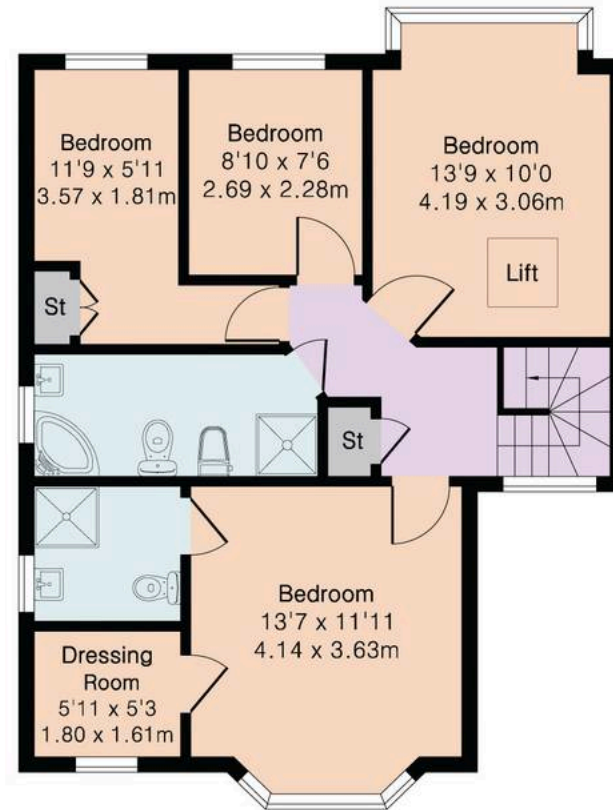
Ground Floor Area 880 sq ft – 81.7111 sq m

First Floor Area 678 sq ft – 62.9471 sq m

Garage Area 166 sq ft – 15.4909 sq m



Ground Floor



First Floor



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