

HUNTERS®

HERE TO GET *you* THERE



Ryeland Way, Kingsnorth, Ashford, TN25 7FU

Offers Over £310,000



Found in a quiet cul-de-sac on the ever-popular Bridgefield development, is this beautifully presented two-bedroom semi-detached home that offers spacious, modern accommodation and is an ideal purchase for first-time buyers, young professionals or those looking to downsize.

The ground floor comprises a welcoming entrance hall, a contemporary fitted kitchen, a convenient downstairs cloakroom/WC and a generous open-plan sitting/dining room spanning the full width of the property. Flooded with natural light from the French doors, this superb living space opens directly onto the rear garden, creating the perfect setting for both relaxing and entertaining.

Upstairs, the property boasts two excellent double bedrooms, with the principal bedroom benefiting from plenty of space for free standing, wardrobes and a stylish en-suite shower room. A modern family bathroom serves the second bedroom, providing excellent accommodation for guests or a growing family. One of the standout features of this home is the larger-than-average SOUTH FACING rear garden, offering a fantastic outdoor space with a generous patio, decked seating area and lawn – ideal for summer entertaining, children or keen gardeners.

Externally, the property also benefits from a car port providing off-road parking for two vehicles to the front of the home, making leaving to and from the property a breeze.

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 sought-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.



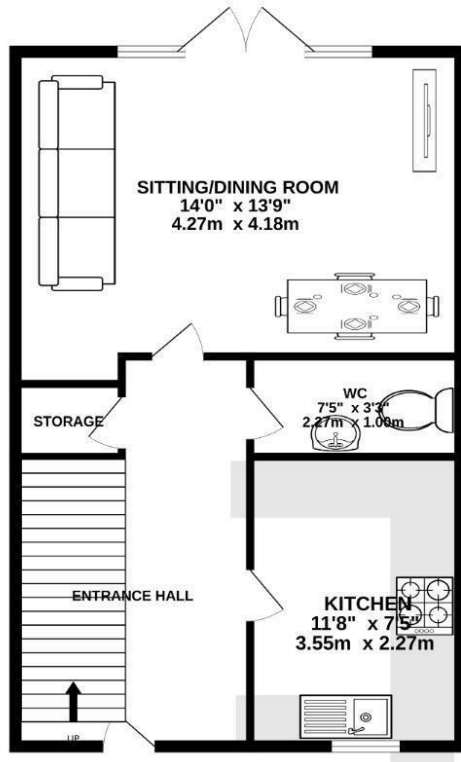
- Two-Bedroom Semi-Detached home - Ideal first-time purchase
- Contemporary kitchen to front, with charming picture window
- Spacious open-plan sitting/dining room with French doors to the garden
- Ideal understairs storage cupboard - Perfect for growing families
- Quiet cul-de-sac position within the popular Bridgefield development

- Carport parking to the front x2 spaces (1 under covered carport)
- Modern family bathroom & Downstairs cloakroom/WC
- Principal bedroom with en-suite shower room overlooking garden
- Larger-than-average rear garden with patio and decking plus side access
- EPC Rating: B (82) - Council Tax Band: C - Estate fee's: £300.00pa (FirstPort)

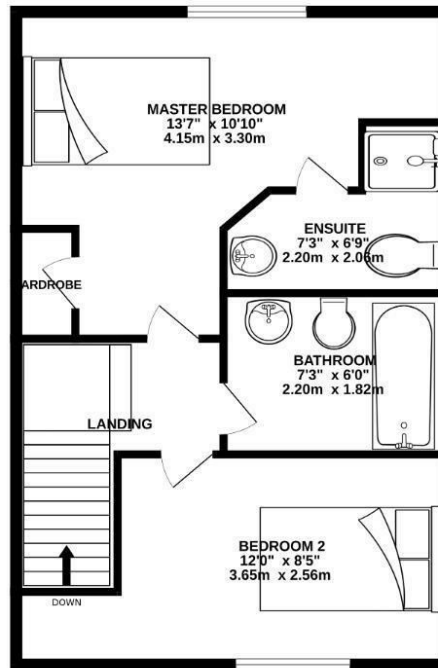




GROUND FLOOR



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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Viewings

Please contact ashford@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

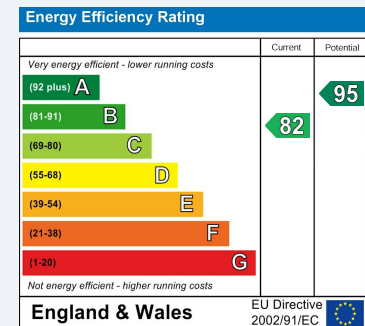
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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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.

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.

