

Ryeland Way, Kingsnorth, Ashford, TN25 7FU

Guide price: £475,000 - £500,000



HUNTERS
HERE TO GET *you* THERE



"Location is the key!" A stunning four-bedroom detached family home to the market, nestled on a prime corner plot within a quiet cul-de-sac, showcasing picturesque green views that grace the frontage.

We feel this remarkable family property combines an ideal location with a stunning natural backdrop. The property's unique position allows for an abundance of natural light to flood through its expansive windows, filling each room with a sense of warmth and light.

Step outside and be greeted by a lush, well-maintained garden, this property effortlessly blends the comforts of modern living with the beauty of nature, offering a truly exceptional living experience for those still wanting to be in touch with Ashford amenities nearby. This beautiful family home is set over two generous floors and boasts four well proportioned bedrooms, a master with en-suite, as well as a generous garden with detached carport, a real bonus that not all homes are lucky enough to enjoy. If it's a sizable family home you are looking for, then look no further and add this to your viewing list now!



As you approach the property you will firstly be greeted by it's larger than usual plot size, also car-port to the side of the home. Standing proudly basking in that luscious green outlook. On entering the property, you are greeted by an entrance hall with 'Amteico' flooring laid throughout the ground floor, there is also the important downstairs W/C, a must in this large family home. The ground floor also offers a useful separate study with two set of built in storage, great for those that now work from home following the recent pandemic. Across the hall is the light filled reception room, thanks to the double doors that provide access out into the garden. At the rear of the property is a great sized kitchen/diner, certainly the hub of the home. The kitchen has integrated appliances throughout as well as a water softener & filtered drinking water tap too! The kitchen also offers a great array of wall and base units - there is also a separate utility room, ideal for keeping those other appliances out the way, it's ground floor layout certainly lends itself well offering a perfect blend for a growing family to call home. The stairs rise from the entrance hall, where you will arrive on a spacious landing, where you will find 4 double bedrooms. There is a generous master bedroom and large en suite shower room with further built in wardrobes. Across the landing you have a spacious guest bedroom, equally a sizeable double room. There's also a handy airing cupboard ideal for linen storage. There are two further spacious bedrooms, bedrooms three and four that are serviced by the modern family bathroom. The bathroom itself consists of a bath with shower over, wash hand basin & W/C presented in a modern tiled finish. Both bedrooms on this floor are again ample in floor space -ensuring that its flexible accommodation ticks boxes for all - whether you are a growing family, or looking for a change of scenery, we are sure that this property offers everything and more a family is looking for, but there's more...



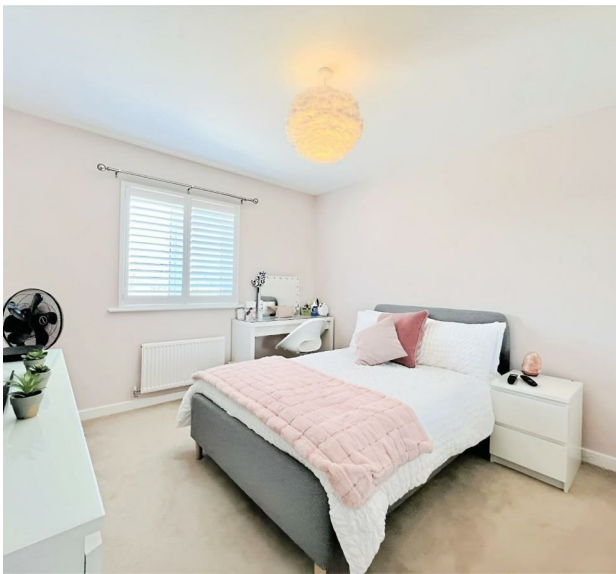
Externally the homes offers a generous rear garden, with a car port and drive way to side. Parking is never an issue here with plenty of space on the drive, in fact, 3 vehicles can park comfortably, along with the 2 visitor bays located directly opposite. Within the garden, there's a substantial patio that has been laid during the vendors time here - the perfect spot to entertain the guests outside. There's a large laid to lawn section where the children can let off steam and run around. There's also two large sheds, handy external storage space! There's a section to the side of the property that offers side access and further storage space if needed, in addition, the vendors have also added to sets of electric points and an outdoor tap.



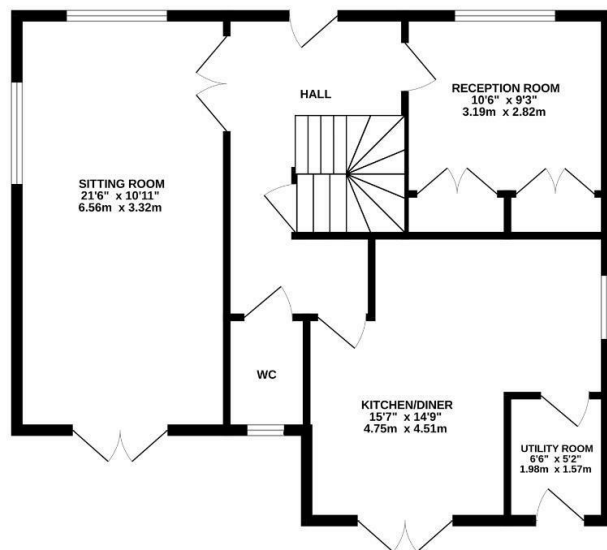
The home is found within sought after location on the edge of the Bridgefield Estate. The home is found within the development overlooking a green woodland, yet lies within easy reach of Ashford's high street shops, boutiques, bars and leisure facilities along with high speed rail connections to London (St Pancras within 38 minutes) and the Continent (Paris within a couple of hours via Eurostar) 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, to watch the latest movie releases at the forefront of the new Elwick road development. 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 center. Or perhaps if a more upmarket shopping centre like the Westfield shopping center located at Stratford is more your thing then all you need is a high speed journey from Ashford International.



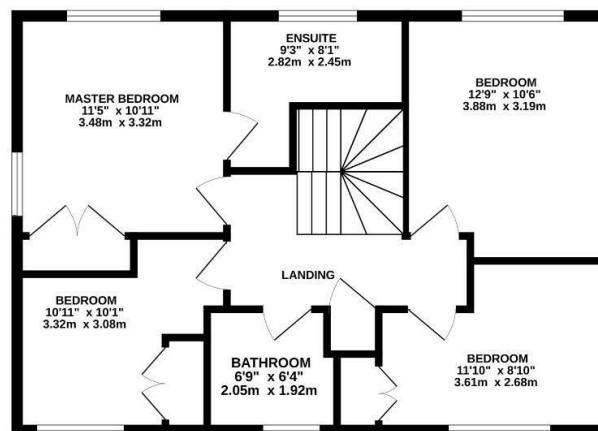
- **Stunning, Detached Family Home**
- **Beautifully positioned within the estate**
- **Generous rear garden with sun-trap patio & lawn**
- **Ground floor study space**
- **EPC Rating: C, Council Tax Band: F**
- **Sold with No onward chain complications!**
- **Large drive and off street parking with carport**
- **Open plan kitchen/diner with seperate utiltiy room**
- **Principal bedroom with en-suite shower room**
- **Situated within Bridgefield, Ashford**



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

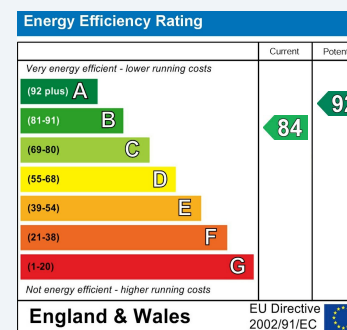
Please contact ashford@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

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

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.