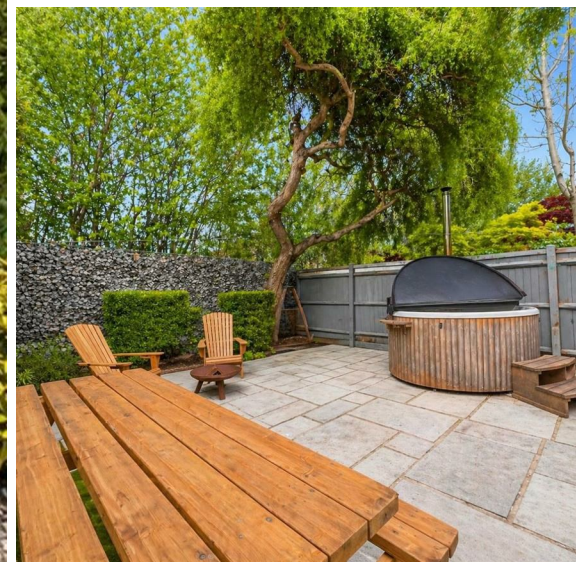


**Almond Close, Orchard Heights**

**OIRO: Offers In The Region Of £350,000**



**HUNTERS®**

HERE TO GET *you* THERE



There's a heart-warming feeling to owning your own home, especially if it's maybe your first! Just like our sellers here, who discovered this charming, unique 2 bedroom linked detached home here in Orchard Heights. A beautifully presented property in our opinion, and very definition of turn-key living, ready to be enjoyed from the moment you step through the door. From the outset, the home makes a confident first impression with a generous driveway and garage providing parking for two vehicles, offering both convenience and curb appeal. Inside, a calm, neutral palette flows effortlessly throughout, creating a light and contemporary backdrop that will suit any style, no modernisation required, simply unpack and unwind in Orchard Heights.

Via the entrance porch, you'll be welcomed into a charming family reception room with charming bay window, offering space to unwind and relax as a family should you have embarked on one of the various walks that are found on the doorstep. The heart of the home is the fabulous kitchen/diner that leads into the rear sun room, a wonderfully proportioned space designed for both everyday life, whether you're cooking or entertaining. Sunlight pours in through rear, seamlessly connecting the interior to the well sized, landscaped rear garden, perfect for summer evenings, al fresco dining, or simply relaxing in peace. The kitchen is and practical, ideal for keen cooks and busy lifestyles alike, while a handy downstairs cupboard under the stairs provides further storage space for those with children.



Upstairs, the sense of quality continues. The master bedroom benefits from its own, modern en-suite shower room, offering a private space at the end of the day, offering great floorspace, the master bedroom allows you to relax and unwind. While the generous second double bedroom is serviced by a contemporary family bathroom, making the layout ideal for guests, or a younger child, a perfectly comfortable space.

Head on outside, externally, the home boasts a low-maintenance rear garden, ideal for those seeking outdoor space without the upkeep, backing onto a number of mature trees, providing shade & privacy. There is also a seating area ideal for those who enjoy the sunnier evenings and even space for a hot tub! The property also benefits from a partly converted garage, offering useful additional space with flexibility for storage, a home office, or hobby area.

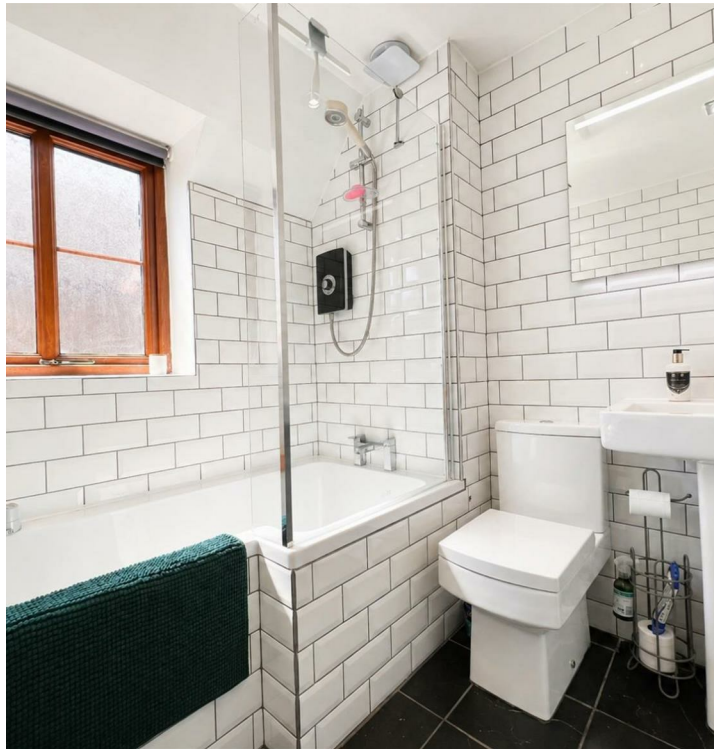
Rarely does a modern detached house become available in such an enviable position so an early viewing is imperative to fully appreciate how special this home is.

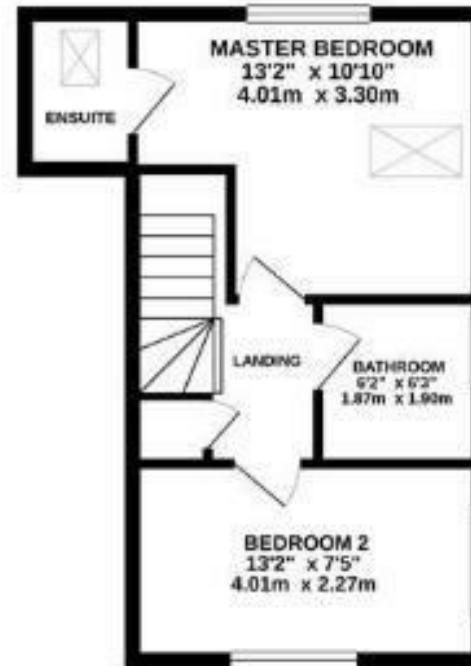
Orchard Heights is situated in the North-West of Ashford between off the A20 northbound. You are only a short walk to the well regarded Repton Manor Primary School and less than 5 minutes drive to junction 9 of the M20, this coupled with the fact Godinton House & Gardens offer a fabulous spot for walking the dog, with mature woodland, this public footpath is renowned by locals for offering the chance to be amongst the great outdoors. Ashford Town Centre is approximately 10 minutes by car and there are local buses should you wish to make use of Ashford's excellent public transport, The property is also within easy reach of local amenities such as Waitrose, The Range, and a chemist within Repton Park.



- A Unique, Two-Bedroom, Linked Detached Family Home
- Charming, Light-flooded family reception room with bay-windows to front
- Rear sun-room connecting you to the private rear garden
- Generous guest double bedroom serviced by family bath-suite
- EPC Rating: D (64)- Council Tax Band: C
- Located in the well regarded Almond Close in Orchard Heights
- Welcoming entertaining 'hub' Kitchen/diner
- A stunning, Principal bedroom with modern en-suite shower room
- Driveway providing parking lead to garage (partly converted)







## 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			
(81-91) B			85
(69-80) C			
(55-68) D		64	
(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.

We've every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error or omission of this statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. This contract, systems and appliances shown here are not to be used as a guarantee of its true capability or efficiency. Call for more. Made with Bluebeam (2022)

**Viewings.** Please contact [ashford@hunters.com](mailto: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.