

Gravelly Field, Singleton, Ashford

Offers In Excess Of £350,000



HUNTERS®

HERE TO GET *you* THERE



A delightful, 3 bedroom family home situated within the popular Singleton area, with garage!



Nestled in the desirable area of Gravelly Field, Ashford, this charming terraced house presents an excellent opportunity for families looking to be near the well regarded Primary, as well as parade of local shops. This well-presented home boasts a generous living spaces as well as featuring three spacious bedrooms that provide ample room for relaxation and rest, as well as parking & garage.

Upon entering, you are welcomed into a bright and airy open-plan lounge diner, perfect for entertaining guests or enjoying family time. The lounge is enhanced by patio doors that lead directly into the rear garden, seamlessly blending indoor and outdoor living. The modern, refurbished kitchen, located at the front of the home, is both stylish and functional, fitted with integrated appliances, fridge freezer, washing machine, hob & oven, making meal preparation a delight. Additionally, a convenient downstairs toilet adds to the practicality of the layout.



Upstairs, you'll find 3, well proportioned bedrooms. With all 3 offering space for a double beds. The master bedroom is at the rear of the home, offering views into the rear garden. All bedrooms are serviced by the family bath-suite, which offers shower over bath, w/c and wash hand basin, finishing the homes accommodation well upstairs is a handy storage cupboard.

The property also benefits from a driveway that offers off-street parking, along with a useful garage for extra storage. The rear garden is a true highlight, featuring a laid-to-lawn area complemented by an extended patio, ideal for summer barbecues or simply unwinding in the fresh air, please do note that the garden is slopped.

Situated in the popular residential area of Singleton, this home enjoys excellent access to a well-regarded pub, local schools, and a parade of shops, ensuring that all your daily needs are within easy reach. This property is not just a house; it is a wonderful place to call home, offering comfort, convenience, and a welcoming community atmosphere. Don't miss the chance to make this delightful property your own. Services: All main services are connected, but none have been tested by the current agent.

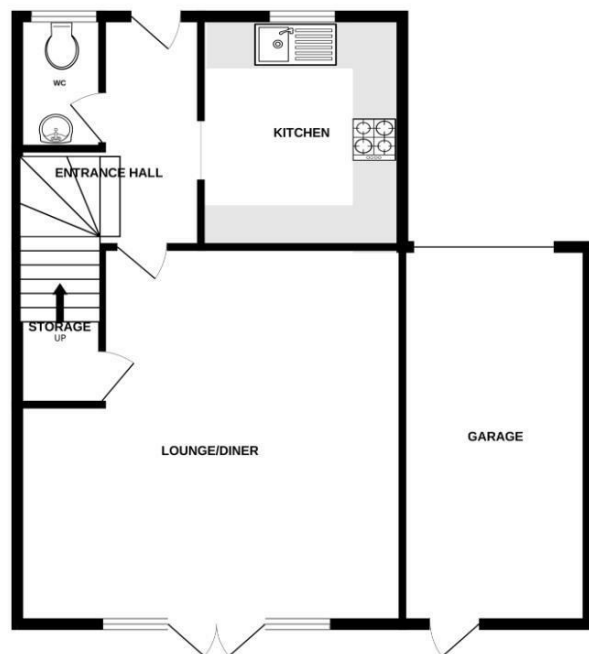


- A well presented, modern, three double bedroom terrace family home
- Modern kitchen to the front of the home
- Master bedroom offering views into the rear garden
- Landscaped rear garden with extended patio area
- EPC Rating: C (76) - Council Tax Band: D
- Offering driveway & garage providing parking
- Generous lounge/diner with patio doors to the rear
- Large guest bedroom offering plenty for free standing furniture
- Family bathroom servicing all bedrooms with shower over bath
- Located in the popular Singleton area of Ashford

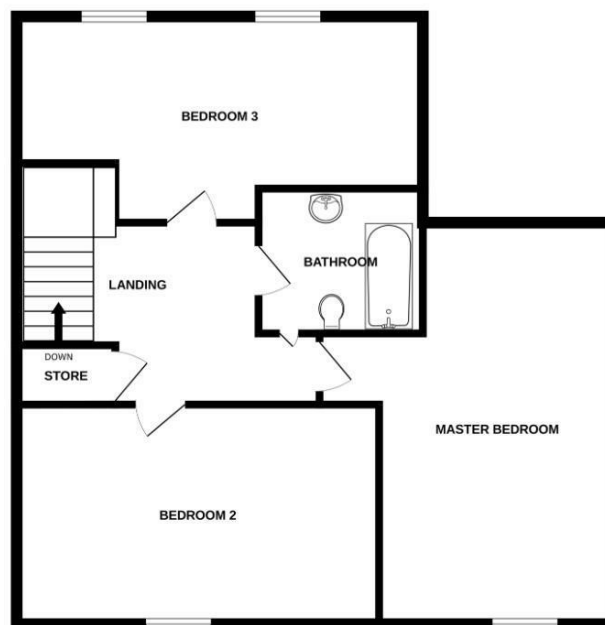




GROUND FLOOR



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

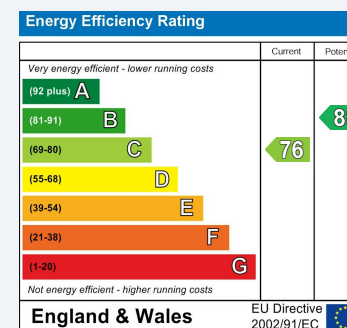
Please contact ashford@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.