Viburnum Close, , Ashford, kent, TN23 3LB

Guide Price £325,000

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An extended & well-presented three-bedroom staggered mid-terrace home, that is tucked away in a small cul-de-sac on the ever-popular Godinton Park development. Benefiting from a garage. The property offers well-proportioned accommodation ideal for first-time buyers, families or investors that has recently undergone a sympathetic single story rear extension to add lovely kitchen/diner to rear.

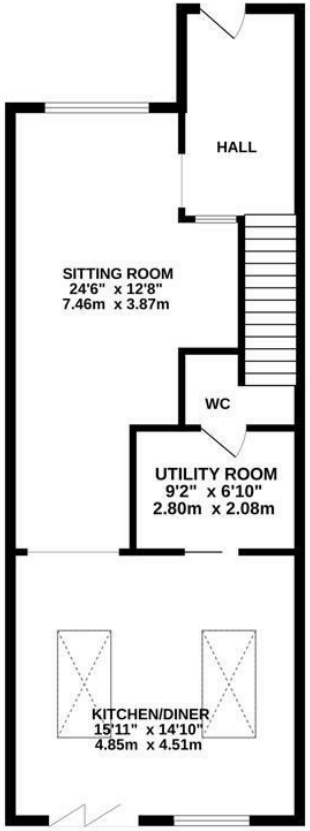
The accommodation is arranged around a welcoming entrance hall which leads through to a spacious dual-aspect sitting/dining room measuring over 24ft in length, providing ample space for both relaxation and entertaining. The opening invites you into the recently completed extension. here you'll find the kitchen/diner - For many home-owners, this is a room that usually seals the deal. Well-equipped with generous work surfaces and integrated appliances, it's a space built around real life rather than property photos. Ensuring that busy mornings, family dinners and weekend entertaining is equally effortless - The thoughtful extension has created an excellent family friendly room, with breakfast bar & space for a dining room table and chairs. Further benefits are a ground floor W/C & separate utility area, not commonly found in these style homes.

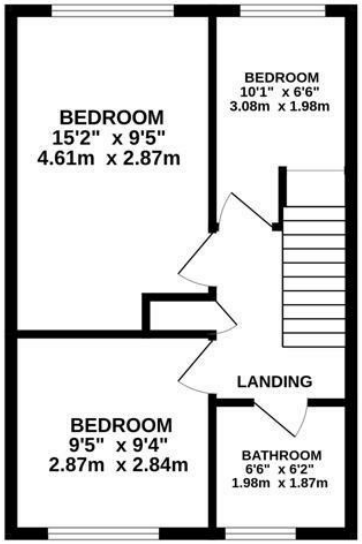
To the first floor, the landing provides access to three bedrooms and the family bathroom. The principal bedroom overlooks the front aspect, whilst the second bedroom benefits from built-in wardrobes and an airing cupboard. The third bedroom offers useful storage with an over-stairs cupboard, making it ideal as a child's bedroom, guest room or home office.

Outside, the rear garden enjoys a patio area, and a sizeable lawned area, ideal for young family. At the rear of the garden is a brick-wall boundary, enhancing that private, not over-looked feel. To the front, there is an open lawned garden with a pathway leading to the entrance door. The property also benefits from a garage, providing valuable parking or storage space.

The location is particularly appealing, situated within the sought-after Godinton Park. The quiet cul-de-sac setting ensures a peaceful environment, while being within walking distance to local shops, including a co-op and Waitrose. Godinton Park is located approx 1.5miles to the north west of Ashford`s Town Centre and affords easy access to M20 junction 9, and benefits from public transport links to the Town Centre and International Train Station with regular services to London St Pancreas and the Continent. Also, within walking distance are the popular Godinton Park and Repton Park Primary Schools as well as the Chimneys pub & restaurant and Co op convenience store. This property is a wonderful opportunity for those looking to settle in a family-friendly neighbourhood, offering both space and a prime location. Don’t miss the chance to make this lovely house your new home.

- Three-bedroom staggered mid-terrace home situated within a quiet cul-de-sac on the popular Godinton Park development
- Spacious dual-aspect sitting/dining room, ideal for family living and entertaining
- Well-equipped kitchen with breakfast bar and a range of fitted units
- Mainly laid to lawn rear garden with patio
- Siutated in a quite cul-de-saq setting in popular Godinton Park, Ashford
- Recently extended to the rear, creating additional living space and enhancing the ground floor accommodation
- Charming extension to rear, which now boasts kitchen/dining room
- Gas-fired central heating and double glazing throughout
- Garage providing valuable storage space/ Can be used to park a small vehicle
- EPC Rating: C (77) - Council Tax Band: C - All mains services connected





TOTAL FLOOR AREA : 1050 sq.ft. (97.5 sq.m.) approx.

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

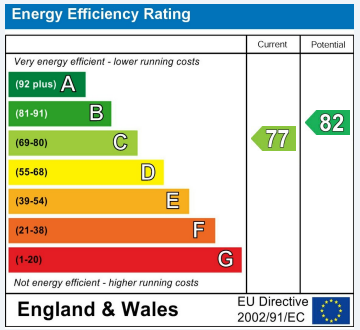
Please contact ashford@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

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.



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The Property Ombudsman

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