



Kirk View, Singleton, Ashford, TN23 5HQ

£375,000 OIEO

3 2 2 C

A well appointed & extended semi-detached family home in Singleton. It's known that there are a number of different style homes on the estate, some offering more than others & we certainly feel that's true here. Not only has the home been extended, but offers a larger garage than most...

The property is located in the popular area of Singleton and is within walking distance to a range of amenities including Outstanding OFSTED rated Great Chart Primary School, parade of local shops, regular bus service, Doctors surgery, the local environment centre and Singleton Barn public house. The property is within a short drive to the international station with high-speed service to London St Pancras in 37 minutes.



The accommodation on offer consisting of a welcoming entrance hall, with downstairs W/C and a large storage cupboard too. The kitchen itself offers ample wall & base units as well as space for the essentials, located at the front of the home. Thanks to the extension, a warm welcoming open plan reception room awaits you, which is a must for a family home these days.

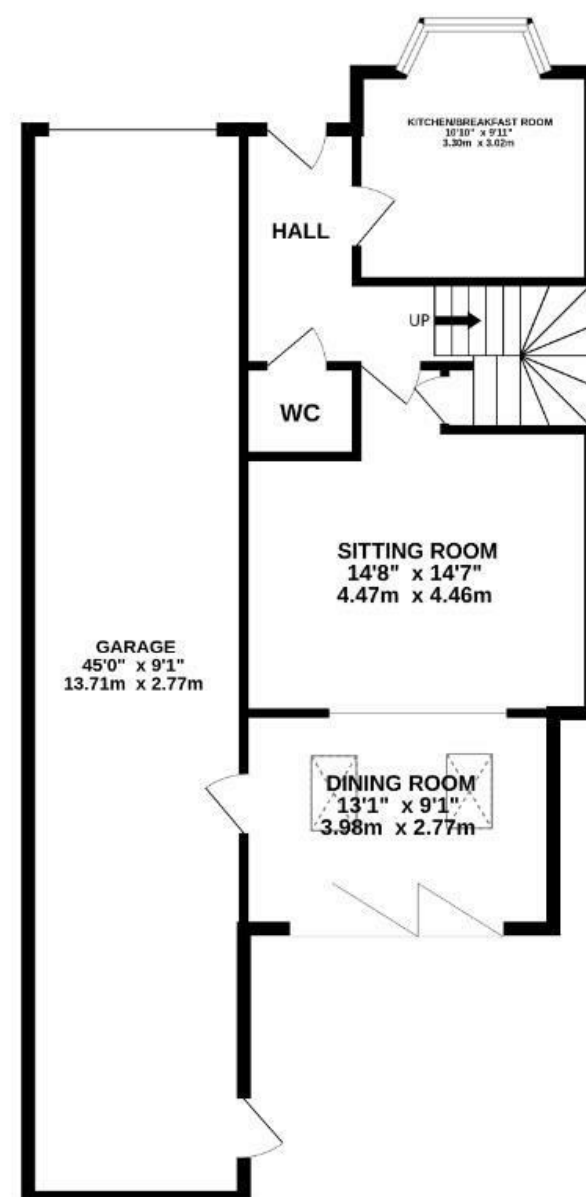
The large lounge, where you'll find yourself of an evening leads through to the extension, where you'll find both bi-folding doors as well as velux windows flooding this space with natural light. Beyond the diner, is access to the homes garage offering 45'0x9x1' of useful storage, as well as a 2nd floor to utilise the loft void in this room that has been adapted to offer the space you see today, thanks to the forward thinking nature of the sellers, an additional rear door has been installed to provide access into the garden too.

The stairs rise from the entrance hall, where you'll find access to all 3 bedrooms, all being ample double bedrooms. The principle bedroom offers 2 built in storage cupboard and a en-suite wet room too, ensuring that there are no que's for the loo during the morning rush as there is a 2nd shower room on this floor which provides peace of mind when hosting friends and family.

Externally, the home offers a secluded and private garden; ideal for a family. Considering it's extension, there's still space on offer! The garden is slightly tiered, and offers artificial lawn, as well as a patio that provides the opportunity to dine alfresco with the bi-folds open when the weather is kind.

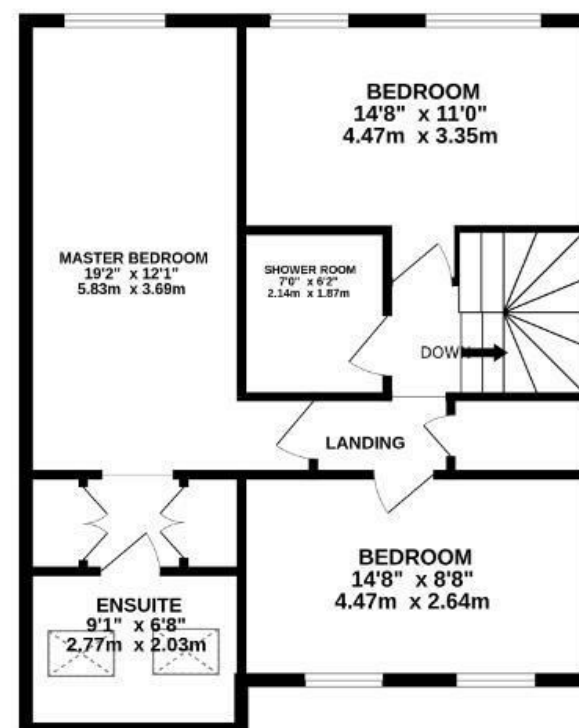
**All mains services are connected, but none have been tested by the agent. Flood Risk: Very low
Each year, there is a chance of flooding of less than 1 in 1000 (0.1%) Average Broadband Speed:
Not tested by agent.**

GROUND 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.
Made with Metropix ©2025

1ST FLOOR



Tenure: Freehold
Council Tax Band: D

- Extended 3-Bedroom semi detached family home
- A stunning rear extension with bi-folding doors
- Large extended tandem garage with electric roller door
- Generous principal bedroom with walk in wet-room forming part of extension
- Large lounge leading into homes dinning room with velux windows
- Modern kitchen to the front of the home
- 3 Spacious, double bedrooms, Family shower room and GF W/C
- Low maintenance rear garden with patio and artificial lawn. PodPoint (Electric Car charger installed within garage)
- EPC Rating: C (78) Council Tax Band: D
- Located within Singleton, Ashford

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 78 | 87 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| 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.