
Sweet Bay Crescent, Ashford
Asking price:Asking Price £575,000
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CUL-DE-SAC LIVING... A home that offers the space, flexibility and practicality to carry you through every day life! Boasting a detached double garage, four bedrooms, three reception areas and the kind of adaptable accommodation modern families long for, this is a home designed to evolve alongside the family living within. Positioned within a quiet cul-de-sac in the highly regarded Godinton Park Development, it enjoys that increasingly rare combination of convenience and community. Children still play outside, neighbours know one another and many residents have been here long enough to watch the area grow around them. It's easy to see why Godinton has earned its reputation as one of Ashford's most desirable family neighbourhoods. Excellent schools, local shops, parks, countryside walks and everyday amenities are all within easy reach, making life feel refreshingly straightforward.

As you arrive at the property, you will appreciate its tucked-away position and the convenience of the forked driveway providing ample parking, with a detached double garage providing additional storage. Whether used for bicycles, tools, seasonal decorations or other household essentials, it offers valuable practical space. The frontage has been adapted, to now offer a well kept pathway leading to the side gate and further storage area, where a handy shed has been erected. Stepping inside, the entrance hall creates a welcoming first impression.

The lounge is a generously proportioned reception room, offering a comfortable setting for both everyday relaxation and entertaining. Whether hosting guests, enjoying movie nights with the children or simply finding a quiet corner to unwind after a long day, there is ample room to accommodate a variety of furniture arrangements. Its separate position within the layout allows it to retain a sense of identity, creating a welcoming space for the whole family to enjoy, yet having the French doors leading into the sun-room enhances that practical flow.

Then there's the kitchen/diner to the rear, For many, this will be the room that excites you, with stunning central island and velux windows, before you is a well-equipped space, thanks to updates the current owners have made during their time here. Generous work surfaces run across extensive base units as well as space for appliances thanks to it's additional dining section. Playing a focal part is the breakfast bar, the place where breakfasts begin, homework gets tackled, plans are made and stories are shared. Like every truly successful family kitchen, it naturally becomes the room people gravitate towards. Beyond you'll find access to the rear sun-room, acting as a further reception space for the family to enjoy, with it's upgraded roof, it's an all year round room! Completing the ground floor are a utility cupboard, downstairs W/C and smartly installed understairs push-to-open custom cupboards.

Upstairs, you'll discover four bedrooms, including a principal bedroom benefiting from its own en-suite shower room and 2 sets of built in wardrobes. Three further bedrooms offer excellent versatility, whether required for children, visiting family, guests or a dedicated home office. Bedrooms 2 and 3 also benefit from fitted wardrobes, providing ample storage space while maintaining a clean and uncluttered feel. A separate family bathroom serves the remaining accommodation, while the central landing connects the rooms in a practical arrangement. It should be noted, that the guest bedroom previously boasted an en-suite, but has since been removed to maximise floorspace, but plumbing pipework is still within situ, should you decide to revert and add a 2nd en-suite. We really feel that this home provides the flexibility that growing families often seek, with room to adapt as circumstances change.

Outside, the South-West facing rear garden provides a welcome extension of the living accommodation, offering space to relax, entertain and enjoy time outdoors. A generous patio creates a natural spot for outdoor dining, summer barbecues or simply unwinding with a favourite drink in hand. The garden also benefits from two sets of gated access and a shed, providing useful additional storage. Whether you are looking to create a family-friendly garden, introduce planting and landscaping or establish a more sociable outdoor setting, there is scope to make the space your own.

To the front, the property benefits from driveway parking for five vehicles, alongside the detached double garage, providing a practical combination of parking and storage. With four bedrooms, three reception rooms, an en-suite, a family bathroom and a private garden, this detached home offers a well-balanced combination of space, versatility and future potential in the popular Godinton Park area of Ashford.

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 Pancras 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 beautiful family home in Ashford is not to be missed, offering a perfect sanctuary for modern family living.



KEY FEATURES

- Four-bedroom detached family home offering generous and versatile accommodation, ideally suited to growing families seeking space to settle and make a home their own
- Driveway parking for five vehicles alongside a detached double garage delivering valuable off-road parking and additional storage for bicycles, tools and other household essentials
- Three separate reception rooms providing excellent flexibility for modern living, with distinct spaces for relaxing, entertaining guests, family dining or creating a dedicated playroom
- Kitchen with exciting central Island, providing buyers with a contemporary, well-equipped space tailored to their own tastes
- Generous rear sun-room providing garden access with two separate side gates
- Principal bedroom with en-suite shower room offering a practical touch of privacy and convenience, complemented by three further bedrooms and a separate family bathroom.
- Enclosed rear garden with patio and shed providing a versatile outdoor setting for summer barbecues, family activities, gardening or simply unwinding at the end of the day.
- Enjoy the outdoors with Godinton Park and the Godinton walks nearby offering opportunities to explore the surrounding green spaces, enjoy countryside walks and spend quality time outdoors, whether walking the dog or enjoying a weekend stroll.
- Desirable Godinton Park location set within one of Ashford's popular residential areas, offering a family-friendly environment with established surroundings and a welcoming neighbourhood feel
- EPC : (71) C - Council Tax Band: F - Estate fee: £125.00 Per annum













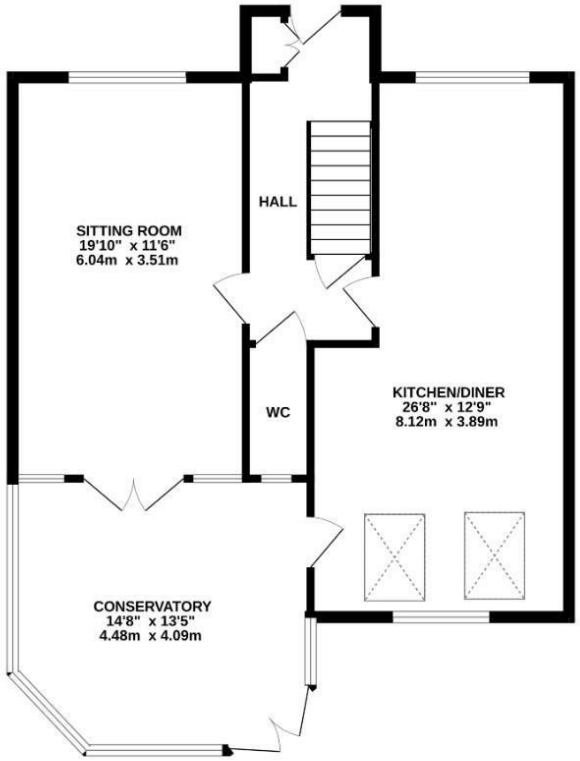


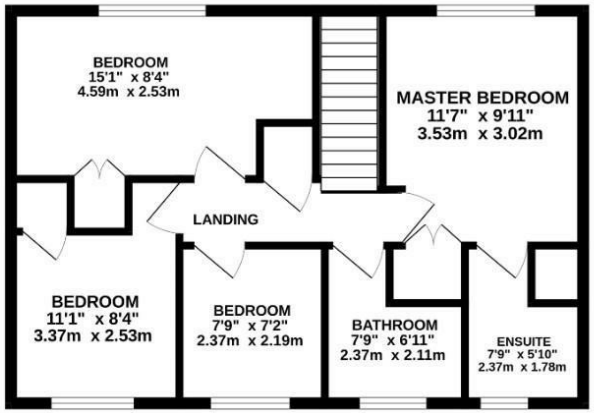





Bathroom
bathe
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refresh
energise
clean



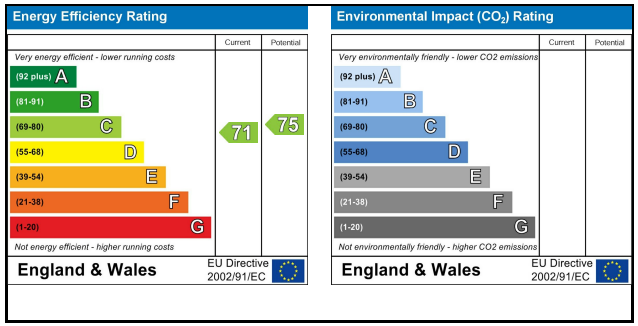




TOTAL FLOOR AREA : 1383 sq.ft. (128.5 sq.m.) approx.

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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