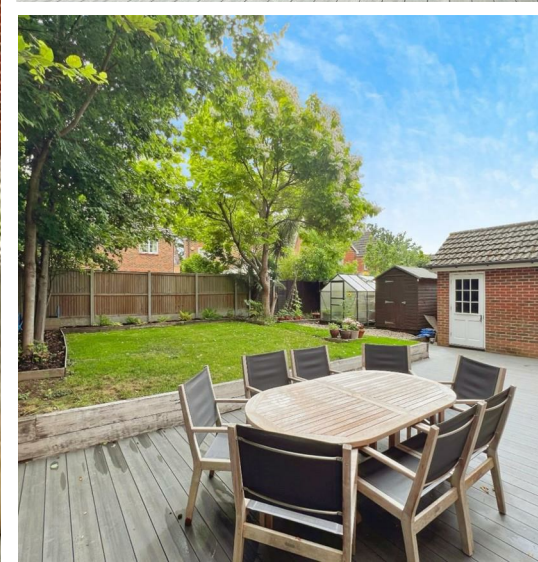
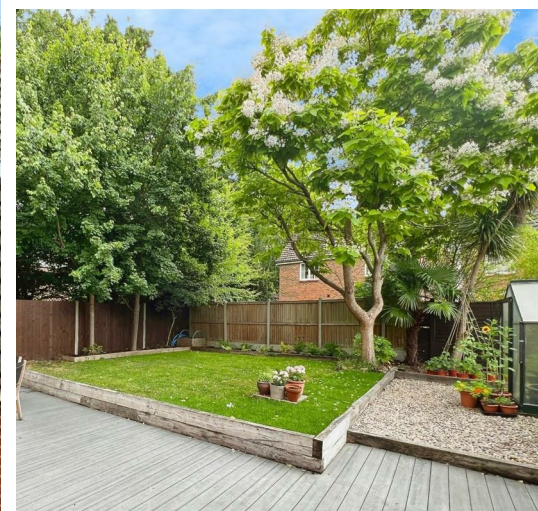


Sweet Bay Crescent, Godinton Park

Asking Price £550,000



"A substantial detached family home, in the sought after area of Godinton Park."



Located in the sought-after Godinton Park area of Ashford, This large family home located on Sweet Bay Crescent presents a splendid opportunity to acquire a beautiful, detached family home. This property combines space and comfort making it perfect for modern family living.



Upon entering the main hallway, you are greeted by a large and welcoming lounge, perfect for relaxation and entertaining. The separate formal dining room provides an elegant setting for family meals and gatherings with French doors leading out to the Garden. The spacious kitchen is equipped with fitted appliances and is complemented by a practical utility room. For those who work from home, a dedicated ground floor study allows for productivity without sacrificing a bedroom. The convenience of a downstairs W/C further enhances the functionality of this home, making it well-suited for larger families.



The stairs lead to four spacious double bedrooms, two of which have en-suite shower rooms for added privacy. The impressive master bedroom includes a dressing area and modern shower room, with dual aspect windows providing ample natural light. The guest bedroom also has an en-suite. Bedroom three offers fitted storage, ideal for family needs, while Bedrooms 3 and 4 share a modern family bathroom.

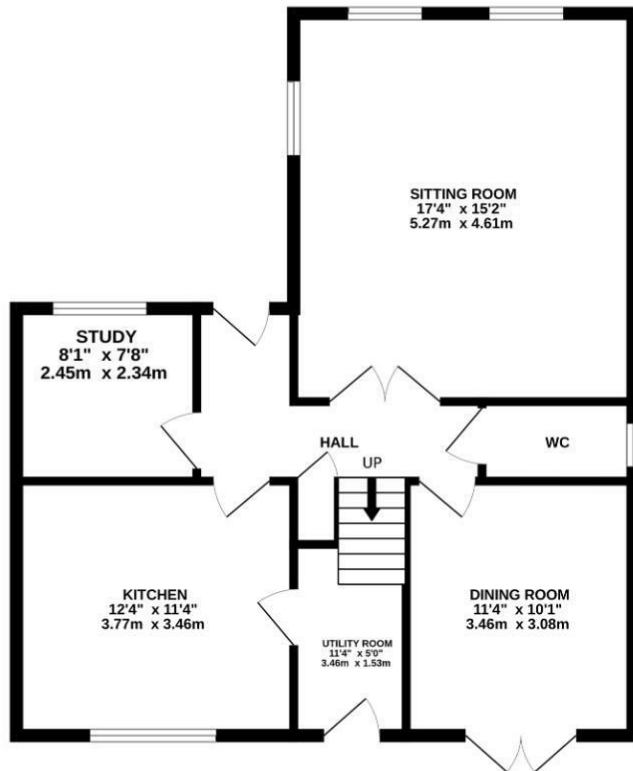
Externally, the property is equally impressive, offering ample parking for several vehicles, a tandem garage, and side access. The well-maintained garden features a spacious decked area, perfect for outdoor entertaining, alongside a laid to lawn section, ideal for children to play. With rear access to the garage, this home truly caters to the needs of a modern family.



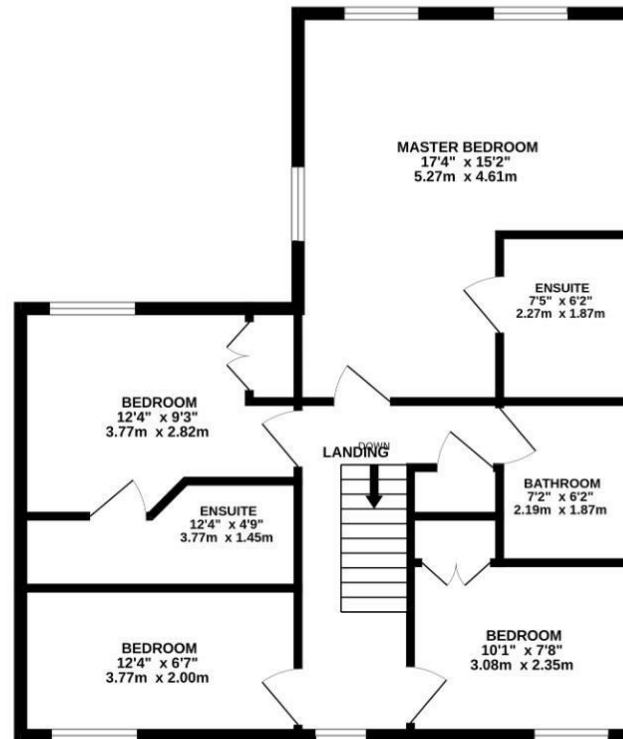
- Well presented four bedroom detached family home
- Kitchen with separate utility room and garden access
- Situated in the sought-after Godinton Park
- Master and guest bedroom ensuite shower rooms
- Estate Management Fee: £120.00/year
- Separate dining room as well as study on ground floor
- Large driveway providing parking for multiple cars plus tandem garage
- Spacious family lounge
- Generous rear garden with extensive deck and laid to lawn area
- EPC Rating: C (80) - Council Tax Band: F



GROUND FLOOR



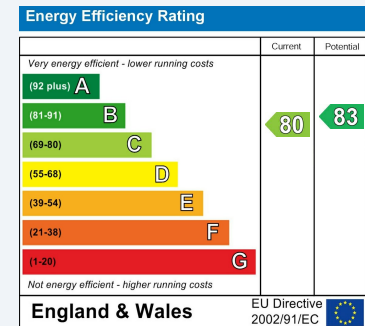
1ST FLOOR



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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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 disconnection 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.