

Wagtail Walk, Finberry, Ashford, TN25 7GE
Offers In Excess Of
£275,000

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HERE TO GET *you* THERE

Wagtail Walk, Finberry, Ashford, TN25 7GE - Offers In Excess Of

DESCRIPTION

Trying to find a property that you can move straight into? A home that you can simply lock up and leave, in a popular modern development. You'll know why Hunters are so thrilled to welcome to the market, this well presented, three bedroom, semi-detached family home in the heart of the ever popular Finberry development.

The home offers easy access to both Ashford town centre, Ashford International Highspeed rail links and London. The home stands proudly on a quiet pedestrian section of Wagtail Walk. Externally, with a generous sized carport as well as room for up to two additional parking spaces on a gated drive to rear, a must for any property of this size. Behind the home's well kept exterior, is a flexible & functional property, and in our opinion, one that has been well looked after and cared for over the years; offering comfortable living arrangements for a growing family looking to plant their roots, whilst taking advantage of the cosmetic changes that the sellers have made over the years.

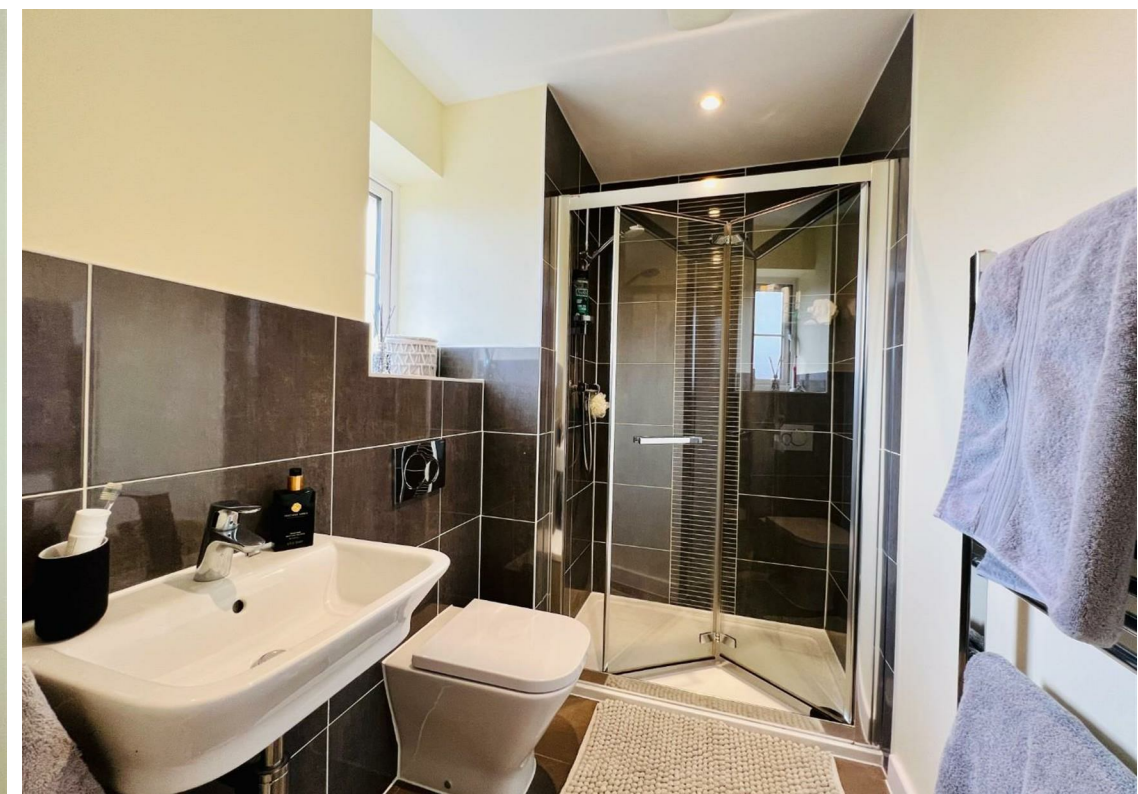
Wander in through your front door and see what all the fuss is about! There is a well proportioned entrance hall, that leads into a large, bright reception room located at the rear of the home, ample in floor space and offering a walk-in storage cupboard as well as patio doors that lead out into the home's well kept, low maintenance rear garden, flooding the room with light. Located at the front of the home, is a well equipped kitchen/diner - that offers a distinctive place to dine, delivering the chance to entertain guests whilst cooking the evening meal within the kitchen. The kitchen itself boasts a generous array of wall and base units with all of the essential appliances integrated and included in the asking price. Finishing the ground floor is a good sized downstairs toilet, a staple addition of the modern family home! There is also Amtico flooring fitted throughout the entire ground level.

The stairs rise from the entrance hall where you will discover the home's three spacious bedrooms, and family bathroom accessed via the generous landing. The second bedroom is pretty much the same in floorspace as the master (without the en-suite), offering the chance to complete your home with all the essential free standing furniture you desire. Bedroom three is also exceptionally well sized in comparison to many other modern homes, measuring approx. 13' x 8'2 (with Amtico flooring) - which is more than comfortable for a double bed, or bunk beds for the little ones - or equally utilised as a study for those that need to work from home! Bedrooms 2 & 3 are serviced by the large bathroom which offers shower over bath, wash hand basin & w/c. Finally, there is the large master bedroom with dual aspect windows to front and rear elevations; A huge selling point is without a doubt the natural light that floods in throughout the day! The master bedroom delivers generous floor space with a built in wardrobe and a modern tiled en-suite shower room.

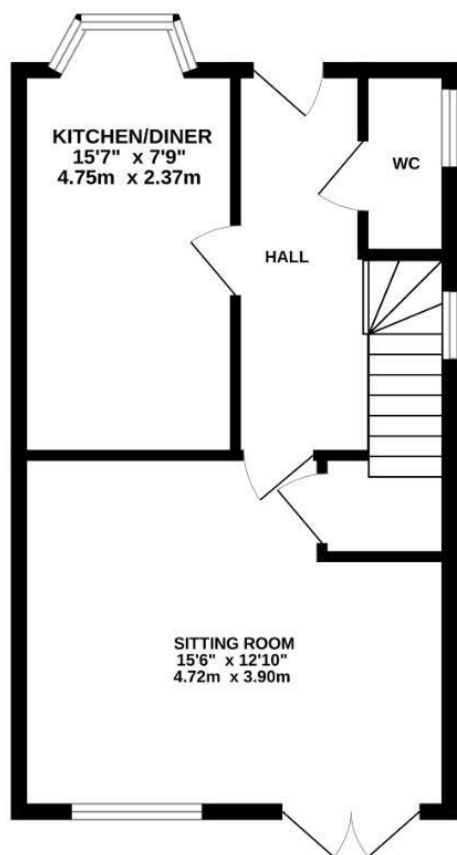
Externally, the rear garden is very low maintenance, well proportioned, with a generous decked area and patio space with path, offering a wonderful seating area along with access. The garden path leads to both the back gate and an additional side gate where you will discover the parking spaces, one in the covered car port underneath the home, and space for two additional cars. The garden boundary is fenced to all sides, adding a private and secluded feel to this low maintenance space. We feel that the home is being brought to the market in good decorative order. In our opinion this home would suit a number of different buyers, from people looking to up size and take advantage of a larger home with flexible living arrangements, or those looking to make a home in the popular development close to local amenities.

The village of Finberry itself boasts the fantastic Finberry Primary School as well as many local amenities all within walking distance. You will also have plenty of picturesque walks around the lakes, field and woodland all at your fingertips. Finberry boasts two wonderful play parks to keep the little ones occupied on those sunny days. Local bus routes run within a short walk from the home and the M20 motorway is only a short drive away. Finally, you are only a stone's throw from Ashford International Station which boasts the world renowned Eurostar train to Paris, France (currently not operating) as well as the HS One service which runs to London St Pancras station in just 38 minutes

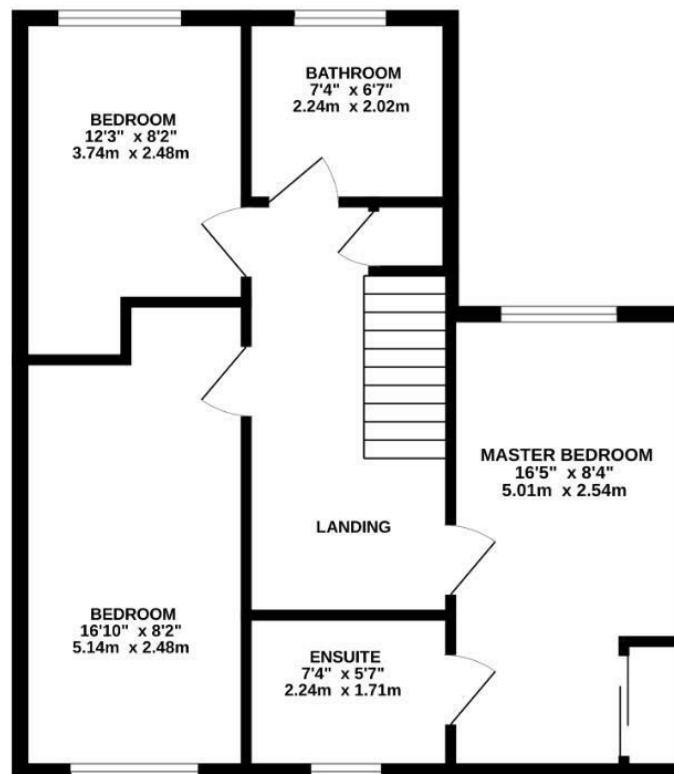
- A well appointed 3 bedroom semi detached modern home
- 3 Parking spaces provided at rear of home
- 3 Double bedrooms, with guest & 3rd bedroom serviced by family bath room
- Open plan theme on the ground floor with W/C from entrance hall
- Council Tax Band: D
- Located in the popular Finberry Village Development built by Crest Nicholson
- Principle bedroom offering storage and en-suite shower room
- Modern fitted kitchen with array of appliances integrated
- EPC Rating: B (84)
- Estate management fee's approx: £450.00 per annum (HML)



GROUND FLOOR



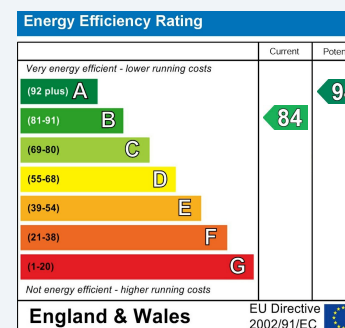
1ST FLOOR



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 accuracy 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 occupied 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.

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.



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