

**Bill Deedes Way, Aldington, Ashford, TN25 7ES**

**Offers In The Region Of £400,000**



# Bill Deedes Way, Aldington, Ashford, TN25 7ES



Situated in the sought-after village of Aldington, this attractive three-bedroom end-of-terrace home offers well-proportioned accommodation arranged over two floors, combining modern living with a practical and versatile layout. Ideal for families, couples, or downsizers, the property benefits from generous room sizes, excellent natural light, and a convenient village location.

The property is approached via the entrance hall, where you can kick off your shoes and hang up your coats after a long day. From here, a door leads into the impressive kitchen/dining room, measuring approximately 15'11" x 10'10", providing a sociable and functional hub for everyday living. The room comfortably accommodates a dining table, alongside ample wall and base units for storage and worktop space for food preparation. The kitchen boasts integrated appliances and large windows, allowing a flood of natural light. To the rear of the home, you will enter the dual aspect sitting room, a particularly spacious and welcoming room measuring approximately 17'11" x 17'11". This room offers ample space for both relaxing and entertaining, with plenty of natural light enhancing the sense of openness and direct access to the garden, making it ideal for family life and entertaining. New flooring has been fitted throughout the ground floor and family bathroom, allowing you to move straight in without the need to lift a finger. Finishing off the ground floor nicely with the all-important downstairs W/C.



On the first floor, the landing leads to three well-proportioned bedrooms and the family bathroom. The master bedroom is a generous double room, measuring approximately 11'8" x 10'10", and is complemented by an adjoining dressing room, offering excellent storage and flexibility. The sellers previously had an en-suite, where the dressing room is located, so can easily be adapted back to this if needed! There are two further bedrooms, one measuring approximately 12'11" x 9'7", ideal as a guest room or second double, and another measuring 10'11" x 8'5", perfectly suited as a child's bedroom, home office, or study. All rooms are serviced by the family bathroom, consisting off bath with overhead shower, wash hand basin and W/C.

Externally, the home offers a delightful garden, with a part walled and fence boundary and is well-maintained by the current owners, consisting of a patio area with artificial grass to the back. There is a gate that leads to the parking and garage, top the rear of the property, giving you off road parking and a great storage space in the garage.

Mains electricity and water services are connected, but none have been tested by the agent. Gas heating is LPG gas (calor).



- Three-bedroom end of terrace home
- Garage and parking to the rear
- New flooring fitted throughout ground floor
- Three bedrooms serviced by family bathroom
- Well maintained rear garden

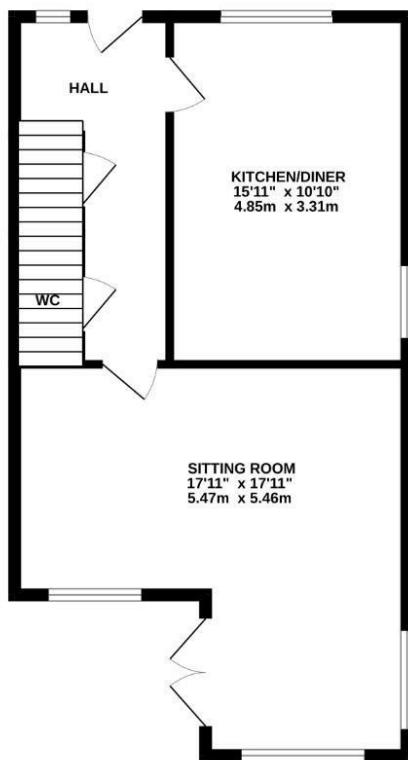
- Constructed by well regarded 'Bellway Homes' in circa 2010
- Kitchen/diner with integrated appliances
- Large dual aspect living space with doors to rear garden
- Downstairs W/C and ability to add en-suite to the master
- EPC: D (65) Council Tax Band: D Estate Fees: £550 per annum approx



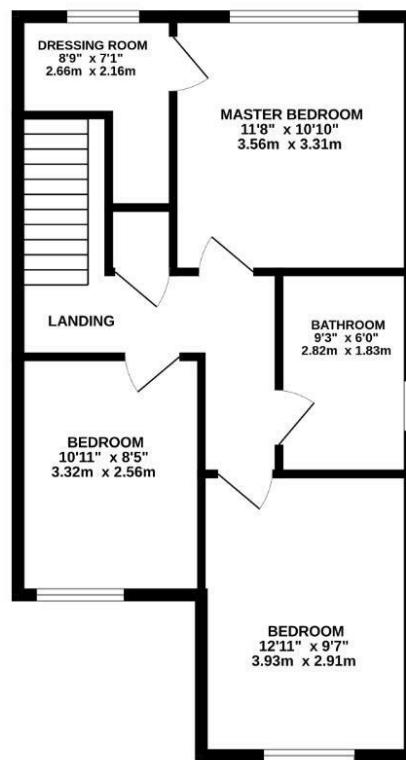
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GROUND FLOOR



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. 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 service 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

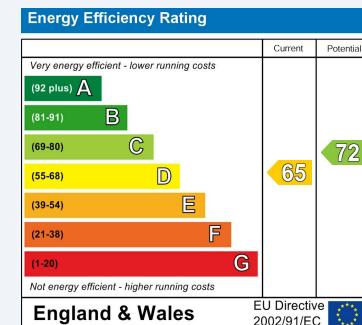
Please contact [ashford@hunters.com](mailto:ashford@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.



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.