



Swaffer Way, Singleton, Ashford

Offers In The Region Of £350,000

HUNTERS
HERE TO GET *you* THERE



A charming three-bedroom semi-detached home situated in Singleton, which presents an excellent opportunity for families looking to be near the well-regarded Primary School, as well as parade of local shops. This well-presented home boasts a generous living space as well as featuring three spacious bedrooms that provide ample room for relaxation and rest, as well as parking top the rear of the property. It should be at the very top of your viewing list!

Upon entering, you are welcomed by the entrance hall, an ideal space to kick off your shoes and hang up your coat, also providing access to the downstairs w/c. From the hall, this leads into a bright and airy lounge, allowing the family to unwind in a cosy space after a long day. Located at the rear of the home, is a modern, fitted kitchen/diner - whether your winding down of an evening, or hosting friends & family, it's a space created for entertaining.



The stairs rise from the entrance hall, - Upstairs, you'll find 3, well-proportioned bedrooms, 2 of which are comfortable double rooms and one further single. The master bedroom is at the rear of the home, offering views into the rear garden & a handy built in cupboard, whilst the guest bedroom provides a relaxing space for guests or an older child. Bedroom 3 is a good sized single, which can be used as a nursery, or home office for those that require. All bedrooms are serviced by the modern family bath-suite, which offers shower over bath, w/c and wash hand basin, finishing the homes accommodation well upstairs is a handy storage cupboard.

The property also benefits from off-street parking to the rear of the property, ideal for those busy families. The rear garden is a true highlight, featuring a laid-to-lawn area complemented by an extended patio, ideal for summer barbecues or simply unwinding in the fresh air, further benefits are both side & rear access, getting to & from the car is a breeze.

Situated in the popular residential area of Singleton, this home enjoys excellent access to a well-regarded pub, local schools, and a parade of shops, ensuring that all your daily needs are within easy reach. This property is not just a house; it is a wonderful place to call home, offering comfort, convenience, and a welcoming community atmosphere. Don't miss the chance to make this delightful property your own. Services: All main services are connected, but none have been tested by the current agent.



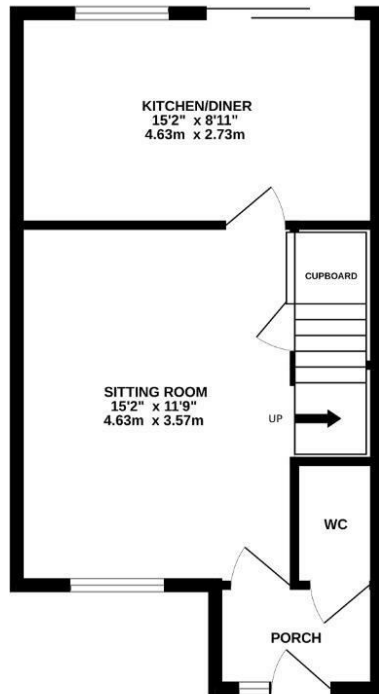
- A Well-Presented, 3 Bedroom Semi-Detached Family Home
- Off street parking space provided to rear
- Kitchen/diner to the rear of the home with patio doors
- Ground floor W/C & Modern family bath-suite upstairs
- Laid to lawn rear garden boasting side & rear access

- Located in the highly regarded Singleton area - Near outstanding rated Primary Sch
- Modern fixtures and fittings throughout the home
- Comfortable family sitting room at the front of the home
- Boasting 2 double bedrooms & a further smaller 3rd
- EPC Rating: C (71) - Council Tax Band: D

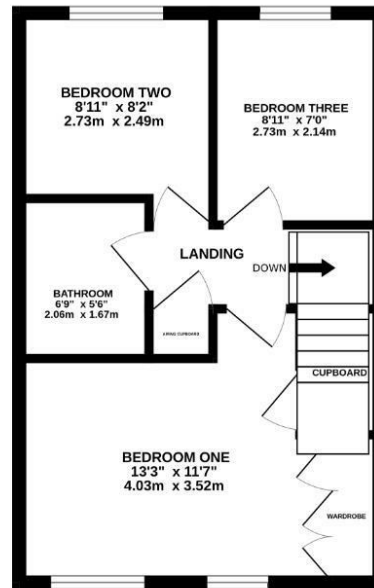




GROUND FLOOR



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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Viewings

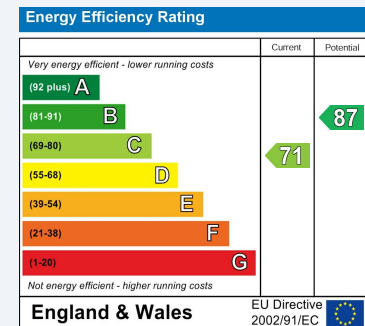
Please contact ashford@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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.