

7 John Coates Lane, Ashford

Guide Price **£250,000**

Skippers

7 John Coates Lane

Ashford

A well presented two bedroom coach house offering generous living space, a private balcony, en-suite to the main bedroom, covered parking, storage and additional allocated parking.
Council Tax band: B

Tenure: Freehold

- Two well proportioned bedrooms provide comfortable and versatile accommodation.
- The principal bedroom benefits from a private en-suite shower room.
- A generous open plan living and dining space creates a sociable setting.
- The fitted kitchen offers a good range of storage and workspace
- Glazed doors open directly onto a private balcony.
- The balcony provides a pleasant elevated outlook across the development
- A separate family bathroom serves the accommodation
- Generous lockable storage is provided beneath the property



Hallway
Accessed via a private entrance, stairs rise to the first floor accommodation and lead into a central hallway connecting the living spaces and bedrooms. The area beneath the stairs provides useful additional storage, ideal for keeping shoes, prams and everyday items neatly tucked away without encroaching on the main living areas.

Lounge
14' 6" x 13' 11" (4.41m x 4.25m)
A particularly well proportioned living room, offering a generous and versatile space for both relaxing and entertaining. The room is naturally bright, with large glazed doors opening onto the balcony and providing an attractive outlook across the surrounding homes. There is ample space for a good range of seating and a dining area, while the neutral décor and feature wallpaper create a comfortable and well-presented setting.

Kitchen
The kitchen is open plan to the living room, creating a sociable and practical arrangement. The well planned layout provides a good range of wall and base units, with contrasting work surfaces and integrated cooking facilities. There is also space and provision for additional appliances. A window above the sink brings in natural light, while the open plan arrangement means the kitchen remains connected to the main living space rather than feeling separate or enclosed.













Balcony
A useful area of outdoor space with direct access from the living room. The balcony provides a private setting for outdoor seating and enjoying the elevated outlook across the surrounding development. An attractive and practical feature of the property, providing a pleasant spot to sit and enjoy some outdoor space.

Bedroom One
14' 9" x 9' 2" (4.50m x 2.80m)
A well proportioned double bedroom offering a bright and comfortable space, with the added benefit of an en-suite shower room. The room is finished with neutral décor and carpeting, with a feature wall adding a touch of character. A large window allows plenty of natural light, while there is good space for a double bed and additional bedroom furniture.

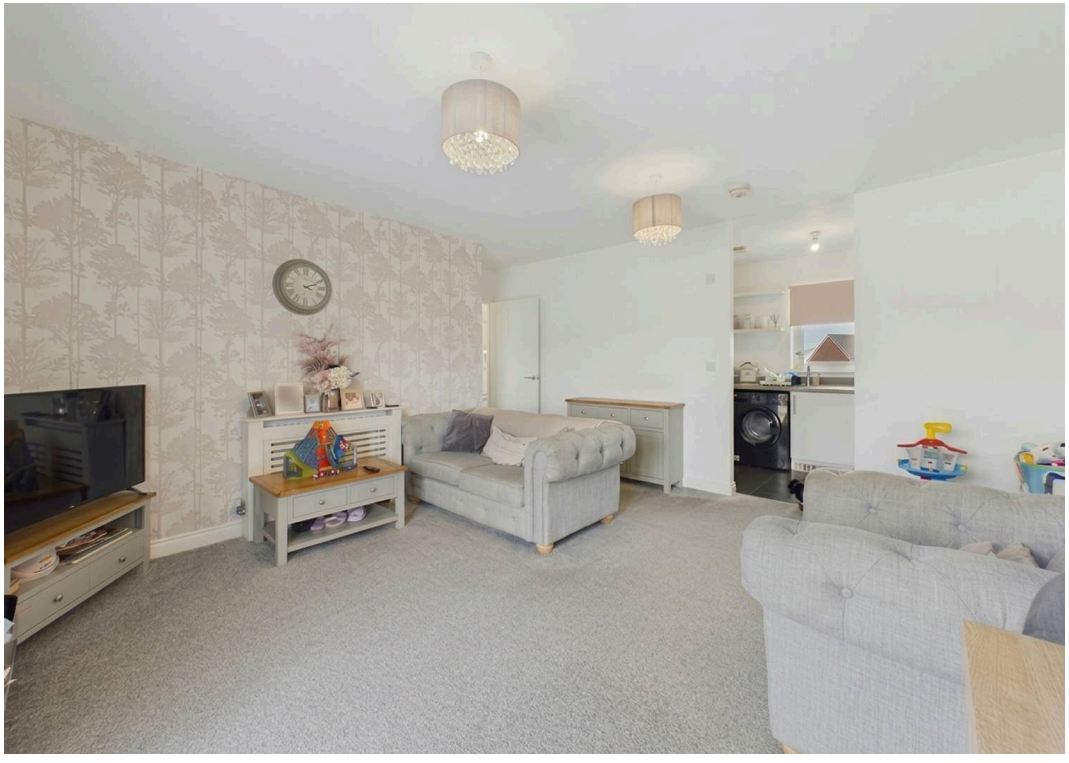
En suite
A neatly presented en-suite shower room, conveniently located off the main bedroom. The room features a corner shower enclosure, wash hand basin and WC, with contemporary tiling and a clean, neutral finish. A practical addition to the principal bedroom, providing privacy and convenience.

Bedroom Two
10' 10" x 7' 10" (3.30m x 2.38m)
A good sized second bedroom with a bright and airy feel. The room has a pleasant outlook from the window and is currently arranged as a child's bedroom, although the proportions make it equally suited to a guest room, home office or dressing room. Neutral carpeting and soft décor create a comfortable and adaptable space, with ample room for storage.







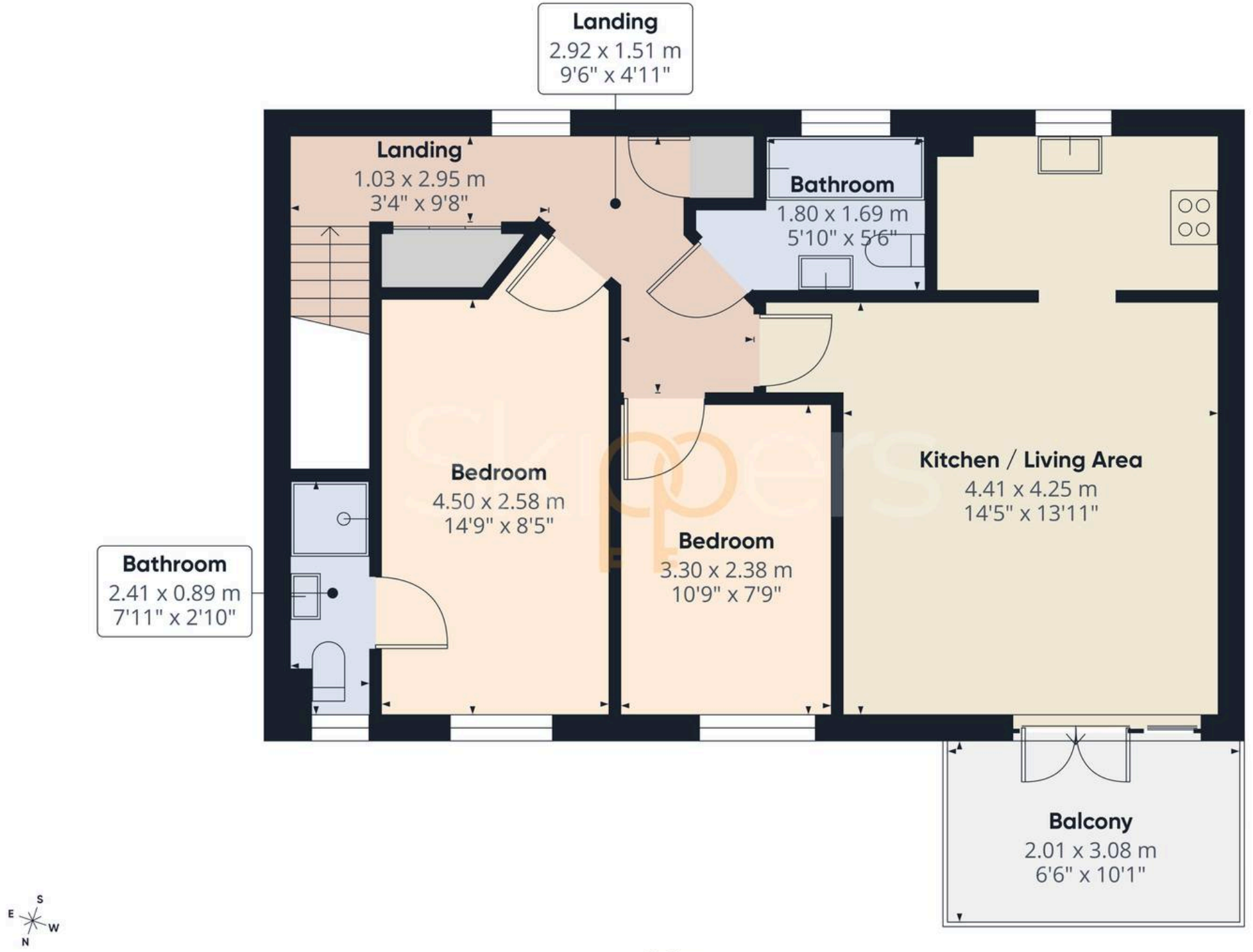











Landing
2.92 x 1.51 m
9'6" x 4'11"
Landing
1.03 x 2.95 m
3'4" x 9'8"
Bathroom
1.80 x 1.69 m
5'10" x 5'6"
Bedroom
4.50 x 2.58 m
14'9" x 8'5"
Bedroom
3.30 x 2.38 m
10'9" x 7'9"
Kitchen / Living Area
4.41 x 4.25 m
14'5" x 13'11"
Bathroom
2.41 x 0.89 m
7'11" x 2'10"
Balcony
2.01 x 3.08 m
6'6" x 10'1"
S
E
W
N

First Floor



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