



3 Chestnut Close, Ashford
£425,000

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Ashford

A modernised and extended three-bedroom detached home in popular Godinton Park, offering a fantastic family-friendly layout with an extended kitchen, converted garage providing versatile additional space, enclosed rear garden and driveway parking.

Council Tax band: D

Tenure: Freehold

- Three-bedroom detached family home
- Modernised and extended by the current sellers
- Extended and refitted kitchen with sociable open-plan feel
- Excellent space for family life and entertaining
- Converted garage providing a versatile second reception room
- Potential for use as a fourth bedroom, subject to requirements
- Spacious lounge/diner
- Downstairs WC and family bathroom
- Enclosed rear garden
- Block paved driveway with parking for 2 cars



Porch

Composite door to the front, coat storage cupboard, uPVC door into Hallway and tiled flooring.

Hallway

Doors to the Living Room & Reception Room, stairs to the first floor, radiator and laminate wood flooring.

Reception Room

7' 9" x 12' 5" (2.37m x 3.78m)

Window to the front, built-in storage cupboard, radiator and laminate wood flooring.

Living / Dining Room

9' 11" x 24' 3" (3.02m x 7.38m)

Dual aspect with window to the front and patio doors opening to the garden, built-in storage cupboard, radiators and laminate wood flooring.

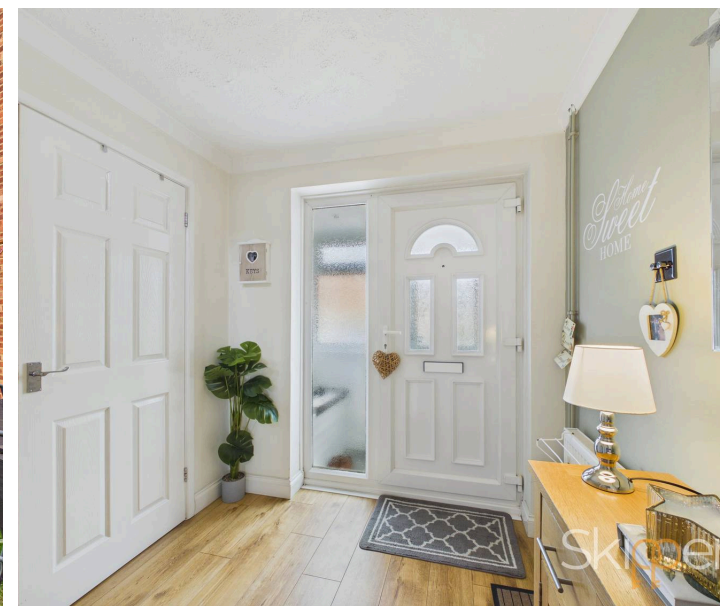
Kitchen / Family Room

19' 4" x 17' 0" (5.89m x 5.19m)

'L' shaped room with bi-folding doors from the family area leading to the garden, window overlooking garden, built-in storage cupboard, radiator and LVT flooring. Modern fitted kitchen comprising matching wall and base units with worksurfaces over, sink/drainage with mixer tap, built-in eye-level electric oven, 4-zone induction hob with extractor over, dishwasher, washing machine and space for free-standing American style fridge/freezer.

Cloakroom

Comprising a WC, wash basin, automatic lighting and LVT flooring.





Landing

Window to the side, loft access, airing cupboard housing hot water cylinder, doors to each room, radiator and fitted carpet to the stairs and landing.

Bedroom 1

10' 2" x 12' 6" (3.10m x 3.81m)

Window to the front, built-in wardrobe, radiator and laminate wood flooring.

Bedroom 2

9' 4" x 9' 3" (2.84m x 2.82m)

Window to the rear, built-in wardrobe, radiator and laminate wood flooring.

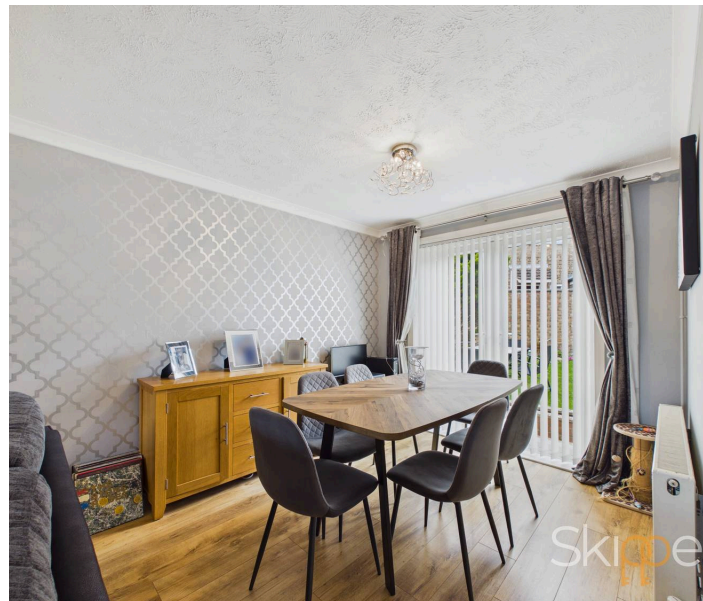
Bedroom 3

7' 1" x 8' 8" (2.17m x 2.65m)

Window to the front, built-in over-stairs wardrobe, radiator and laminate wood flooring.

Bathroom

Windows to the side and rear, bath with mixer taps, digital shower over and glass shower screen, WC, wash basin with storage below, extractor fan, towel radiator, bathroom wall panelling and tiled floor.











Ground Floor



First Floor





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