



4 St. Peters Way Church Lane, Shadoxhurst

Guide Price **£250,000**

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4 St. Peters Way Church Lane

Shadoxhurst, Ashford

A spacious three bedroom semi detached Airey house situated in a quiet road within the popular village of Shadoxhurst. Offering A substantial garden, extensive off road parking and a detached Council Tax band: B

Tenure: Freehold

- Spacious three bedroom semi detached Airey house situated in the sought after village of Shadoxhurst
- Generous accommodation with well proportioned reception rooms and a versatile open plan lounge and dining area
- Three well proportioned bedrooms, including two generous double bedrooms
- Family bathroom with bath and shower over, wash hand basin and WC
- Substantial garden offering excellent outdoor space with established planting.
- Extensive off road parking to the front and side of the property
- Detached garage with metal up and over door, power and lighting
- Situated within a quiet road in a conservation area and close to the amenities of Shadoxhurst
- Cash purchase only due to the property construction



Hallway

6' 10" x 10' 9" (2.09m x 3.27m)

The entrance hall provides a welcoming approach to the property, with wooden flooring extending through to the kitchen and a traditional timber staircase rising to the first floor. There are doors leading to the principal ground floor rooms, while the entrance itself features glazed panels providing natural light. The hallway also benefits from useful space for coats and footwear.

Kitchen

6' 11" x 14' 4" (2.10m x 4.38m)

The kitchen is fitted with a range of light wood effect wall and base units, complemented by contrasting work surfaces and stainless steel splashbacks. Integrated appliances include a double oven and electric hob with extractor hood over, while there is space and plumbing for further appliances including a washing machine. A stainless steel sink is positioned beneath a rear facing window, providing natural light, with useful storage and worktop space throughout. Wood effect flooring continues through the room.

Lounge/Diner

10' 10" x 25' 4" (3.29m x 7.73m)

A generous open plan lounge and dining area offering a versatile space for both everyday living and entertaining. The room benefits from plenty of natural light from windows to the front and rear, with a central fireplace and wood burning stove providing a focal point to the sitting area. There is ample space for a dining table and comfortable seating, with tiled flooring extending throughout and a useful range of fitted storage and display space. The layout also provides a good connection with the kitchen.





Shower Room and W.C

8' 2" x 4' 0" (2.48m x 1.22m)

A useful ground floor shower room serving the extended part of the property, comprising a shower enclosure with electric shower, WC and wash hand basin with mirrored wall cabinet over. The shower area is finished with practical wall cladding, with tiled flooring and a heated towel rail completing the room.

Study/Bedroom

8' 9" x 6' 9" (2.66m x 2.07m)

A versatile room with a window overlooking the garden, allowing plenty of natural light. Currently arranged as a single bedroom, the room would also lend itself well to use as a home office, study or hobby room, depending on requirements. There is space for bedroom furniture and useful fitted storage along one wall.

Landing

6' 11" x 8' 7" (2.10m x 2.61m)

The first floor landing provides access to the bedrooms and bathroom, with a traditional timber staircase and matching timber doors throughout. The landing also benefits from a loft hatch providing access to the roof space.

Bedroom One

10' 9" x 12' 2" (3.28m x 3.71m)

A well proportioned double bedroom overlooking the front of the property, with a good amount of natural light from the window. The room offers ample space for a double bed and additional bedroom furniture, with neutral decor.





Bedroom One

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Bathroom

6' 9" x 6' 0" (2.07m x 1.83m)

Fitted with a white suite comprising a panelled bath with shower over, pedestal wash hand basin and low level WC. The room is finished with full height tiled walls, together with a tiled floor, wall mounted mirror and extractor fan. A window provides natural light and ventilation.

Bedroom Two

10' 10" x 11' 10" (3.31m x 3.60m)

Double bedroom overlooking the front of the property, offering good proportions and plenty of natural light from the front aspect window. The room provides ample space for a double bed, bedroom furniture and additional storage.

Bedroom Three

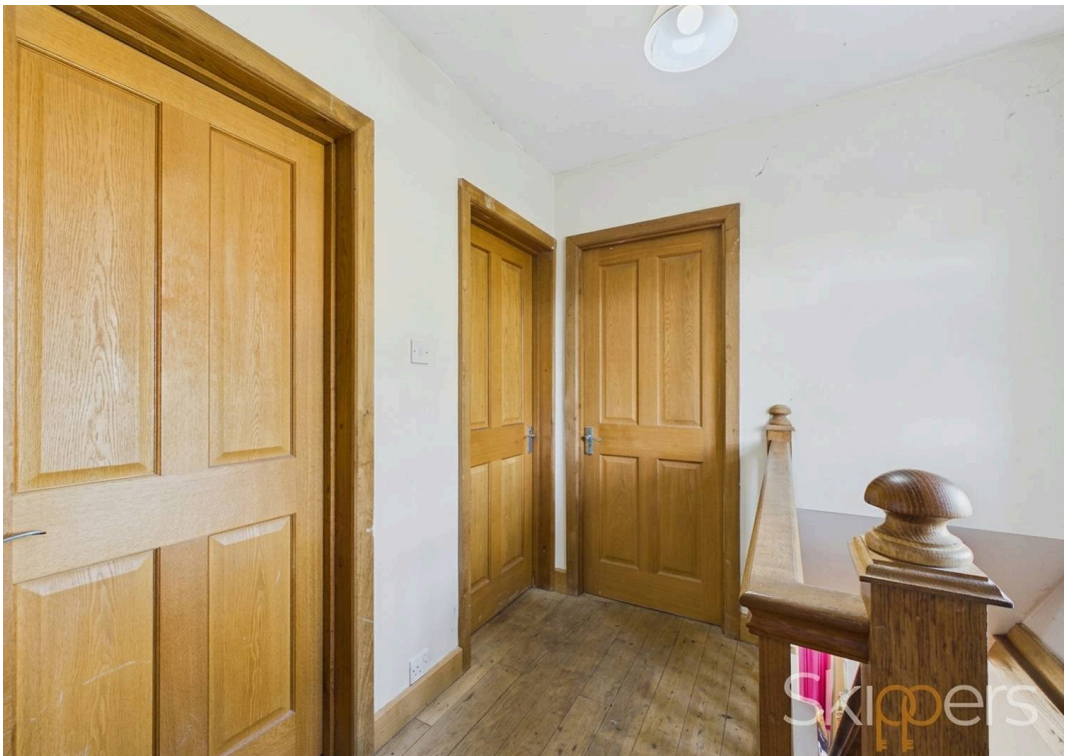
6' 11" x 10' 6" (2.11m x 3.21m)

A well proportioned third bedroom with rear facing window providing plenty of natural light. The room is finished with carpeted flooring and painted walls, with a feature patterned wall adding character. The window enjoys views over the surrounding gardens.





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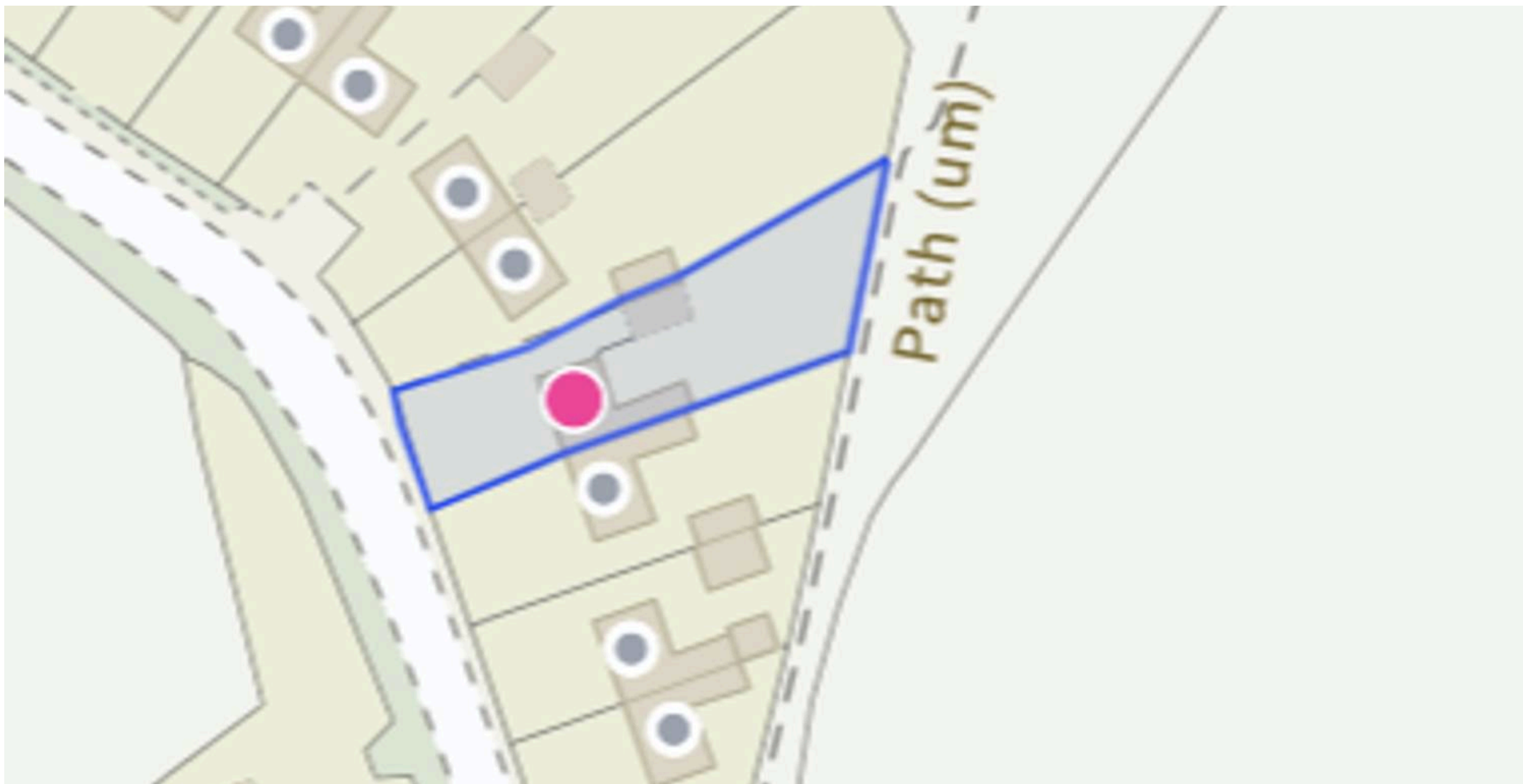


Ground Floor Building 1



First Floor Building 1





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