

**MARTINS
ESTATES**
SALES AND LETTINGS



**25 Gravelly Field
Ashford, TN23 5HR**

Asking Price £349,995

The accommodation comprises entrance hallway with door to lounge and an opening into kitchen. The kitchen has work surfaces to three walls with drawers and cupboards under and some eye level cupboards. There is an inset dishwasher, inset microwave, high level oven and five ring gas hob with extractor hood over. There is also window overlooking the front of the property.

The hallway has stairs to the first-floor landing and a door to the ground floor cloakroom with WC and wash hand basin. The lounge is accessible from the hallway and has large square arch into the Conservatory which itself overlooks the rear garden and has double doors out onto a path leading to garage and home gym. The garden area is low maintenance with a number of seating areas and the home gym has double doors onto the rear decking and benefits from wc and wash hand basin.

On the first floor there are three double bedrooms and a large family bathroom as well as a very nice galleried landing area with airing cupboard, bedroom 3 has fitted mirrored full height wardrobes, bedroom 2 has fitted wardrobes as does the master bedroom

The property is presented in superb condition and viewing is highly recommend.



Hallway

Stairs, open plan, door to lounge

WC

Window to front.

Lounge

14'10" x 14'9" (4.52m x 4.50m)

Open plan to Conservatory, door to hallway

Kitchen

8'11" x 10'9" (2.71m x 3.28m)

Window to front.

Conservatory

12'10" x 10'10" (3.91m x 3.30m)

Three windows to side, window to rear, double door, open to lounge:

Home Gym

Double door, door to:

WC

Window to front.

Garage

Up and over door, door to:

Landing

Door to Storage cupboard.

Airing Cupboard

Storage cupboard.

Bedroom 1

8'4" x 14'10" (2.55m x 4.51m)

Two windows to rear, wardrobe, door to:

Bedroom 3

8'11" x 14'10" (2.71m x 4.51m)

Window to front, wardrobe, door to:

Bedroom 2

14'5" x 12'2" (4.39m x 3.72m)

Window to front, door to:

Family Bathroom

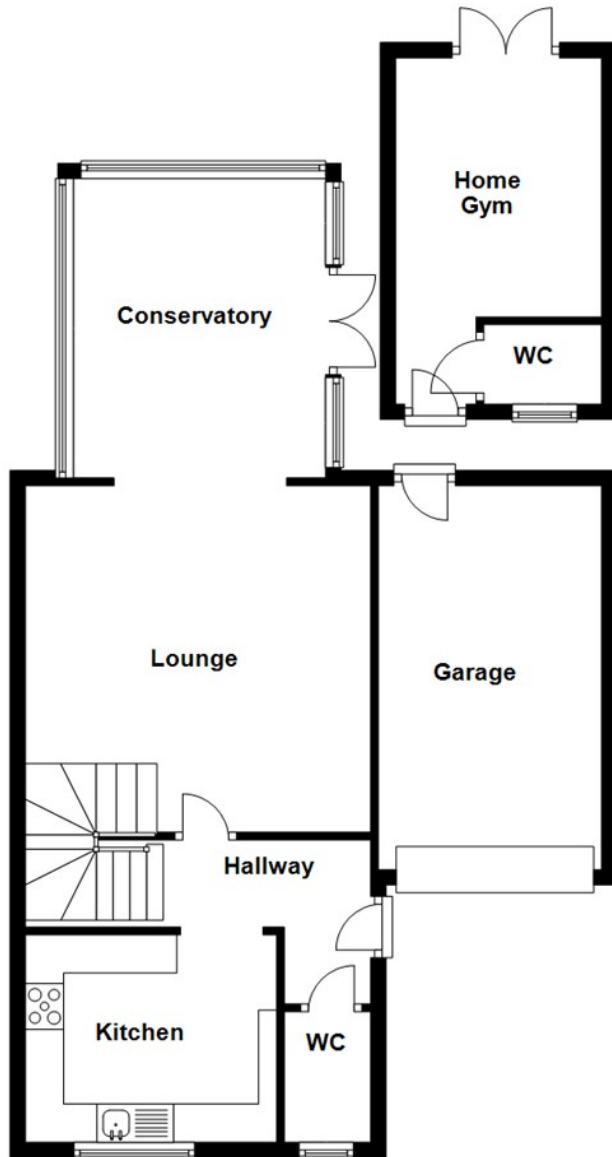
Door to: Window



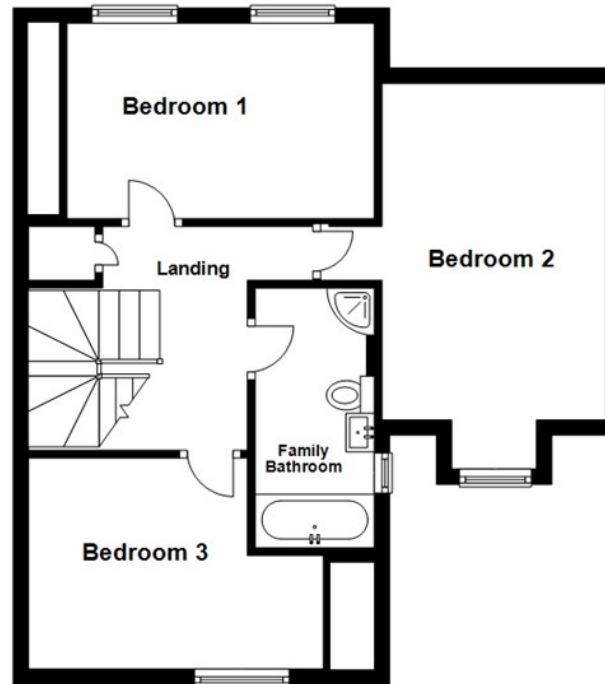




Ground Floor



First Floor



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 77 | 79 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| Environmental Impact (CO ₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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