



**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**

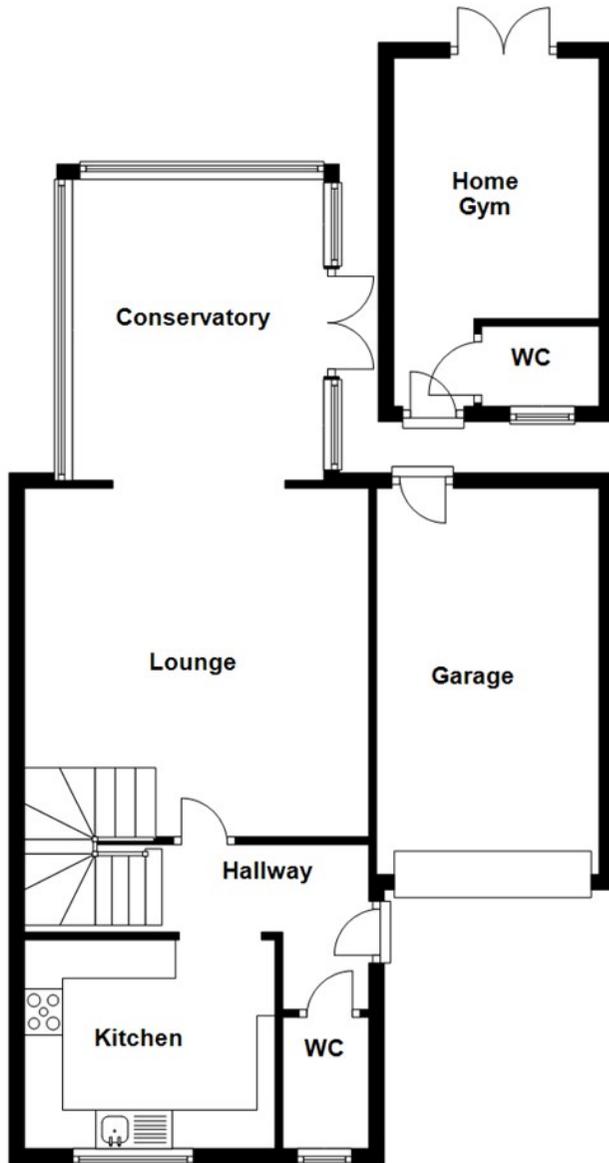
Door to: Window



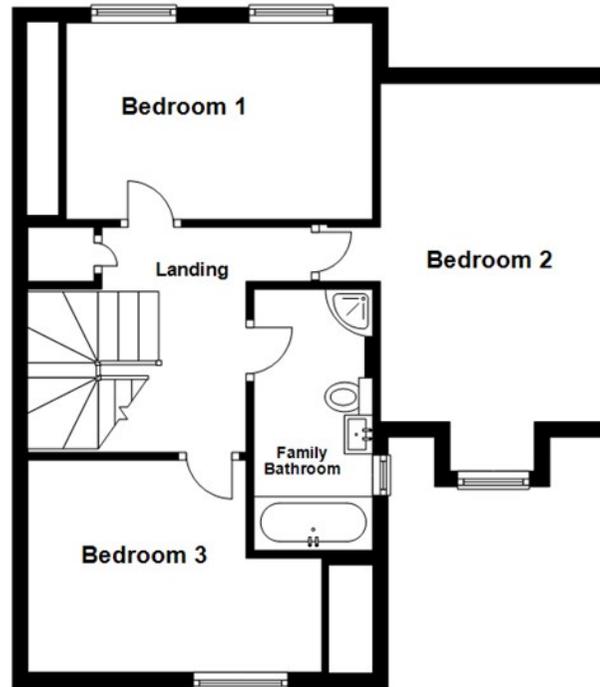




Ground Floor



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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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