



**17 Rupert Turrall Place, Ashford**  
**£425,000**

# 17 Rupert Turrall Place

Ashford, Ashford

A well-presented 4-bedroom spacious family home, with 2 En-suite bedrooms, a modernised Kitchen/Diner, low maintenance garden, home office, driveway parking for 2 cars and located in a sought after position within Repton Park enjoying an open outlook to the front and close walking distance to local amenities.

Council Tax band: D

Tenure: Freehold

- Spacious 4-bedroom Town House
- Garden Office/Place to work from home
- Driveway parking for two cars
- Lovely open outlook
- 2 En-suite Bedrooms
- Low maintenance garden with Artificial Lawn
- Sought after Repton Park position
- Walking distance to local amenities including Repton Manor Primary School
- No onward chain



### Entrance Hallway

Composite door to front, stairs to first floor with under-stairs cupboard, radiator, laminate wood flooring.

### Cloakroom

Comprising a WC, wash basin, extractor fan, radiator, vinyl flooring.

### Lounge

12' 11" x 12' 2" (3.94m x 3.70m)

Windows to the front, TV point, radiator, fitted carpet.

### Kitchen/Diner

9' 4" x 18' 1" (2.85m x 5.52m)

Wall and base units with worksurfaces over, inset 1.5 bowl composite sink/drain, built-in electric double oven, 4-zone electric hob, plumbing for dishwasher. Tiled splashback, laminate wood flooring, radiator, window and Patio doors to the garden.

### Utility Room

5' 6" x 7' 7" (1.67m x 2.30m)

Door to the side, plumbing and space for washing machine & tumble dryer, space for American style fridge/freezer, cupboard housing Central Heating boiler, radiator, laminate wood flooring.

### First Floor Landing

Stairs to second floor, storage cupboard, carpet fitted to the stairs and landing.

### Bedroom 2

10' 8" x 11' 11" (3.25m x 3.63m)

Window to the front, radiator, fitted carpet.

### En-suite

Comprising a walk-in shower, WC, wash basin, chrome ladder towel radiator, extractor fan, part tiling to the walls, tiled flooring, window to the front.

### Bedroom 3

9' 5" x 9' 6" (2.86m x 2.90m)

Window to the rear, radiator, fitted carpet.



## REAR GARDEN

Low maintenance garden featuring wall and fenced boundaries and gated side access, Indian Sandstone patio and pathways, artificial lawn, garden shed. Outside tap, power & lights.

## GARDEN

Garden Office A suitable garden office with uPVC doors, laminate wood flooring, power and lights.

## DRIVEWAY

2 Parking Spaces









## Ground Floor

Approx. 44.2 sq. metres (476.3 sq. feet)



## First Floor

Approx. 44.2 sq. metres (475.7 sq. feet)



## Second Floor

Approx. 29.6 sq. metres (319.1 sq. feet)



Total area: approx. 118.1 sq. metres (1271.0 sq. feet)

Plans are for layout purposes only and not drawn to scale, with any doors, windows and other internal features merely intended as a guide.  
Plan produced using PlanUp.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and purchasers are advised to satisfy themselves as to the working order and condition, if a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.

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