



81 Ryeland Way, Kingsnorth

In Excess of £350,000

81 Ryeland Way

Kingsnorth, Ashford

A well presented 3-bedroom semi detached house, located in the modern development of Bridgefield on the outskirts of Ashford, close-by to local schooling options, amenities and road links.
Council Tax band: D

Tenure: Freehold

- 3-bedroom semi-detached house
- Driveway parking for up to 4 cars including car barn
- Kitchen/diner to the rear over looking the garden
- En-suite & fitted wardrobes to bedroom 1
- Walking distance to local amenities
- Children's play parks close-by



Hallway

Part glazed composite door to front, stairs to first floor, doors to living room & cloakroom, radiator, laminate wood flooring.

Cloakroom

Window to the front, WC, wash basin, radiator, extractor fan, vinyl flooring.

Living Room

17' 4" x 12' 11" (5.29m x 3.93m)

Window to the front, radiator, laminate wood flooring.

Kitchen/Diner

10' 4" x 16' 2" (3.14m x 4.92m)

Matching wall and base units with work surfaces over, inset 1.5 bowl stainless steel sink/drainers, built-in electric oven with 4-ring gas hob and extractor above, plumbing and space for washing machine and dishwasher, space for tumble dryer, space for free-standing fridge/freezer. Radiator, under-stairs storage, tiled floor. Window and doors opening to the rear garden.

First Floor Landing

Loft access, doors to each bedroom and family bathroom, storage cupboard, fitted carpet to the stairs and landing.

Bedroom 1

12' 1" x 9' 5" (3.69m x 2.87m)

Window to the front, built-in wardrobes, radiator, fitted carpet.

En Suite

Comprising a shower enclosure with thermostatic shower and bi-folding door, WC, wash basin, radiator, extractor fan, shaver socket, tiling to the shower enclosure, vinyl flooring. Window to the front.



Bedroom 2

10' 5" x 8' 9" (3.17m x 2.66m)

Window to the rear, radiator, fitted carpet.

Bedroom 3

11' 1" x 7' 1" (3.39m x 2.16m)

Window to the rear, radiator, fitted carpet.

Bathroom

Comprising a bath with mixer taps, shower over and glass screen, WC, wash basin, extractor fan, radiator, partly tiled walls, vinyl flooring. Window to the side.

Rear Garden

Low maintenance garden with fenced boundaries, artificial lawn, paved patio adjacent to the rear of the house, gated side access. Outside tap and power.

DRIVEWAY

3 Parking Spaces

Space to park three cars on the driveway to the side of the house.

CAR PORT

1 Parking Space

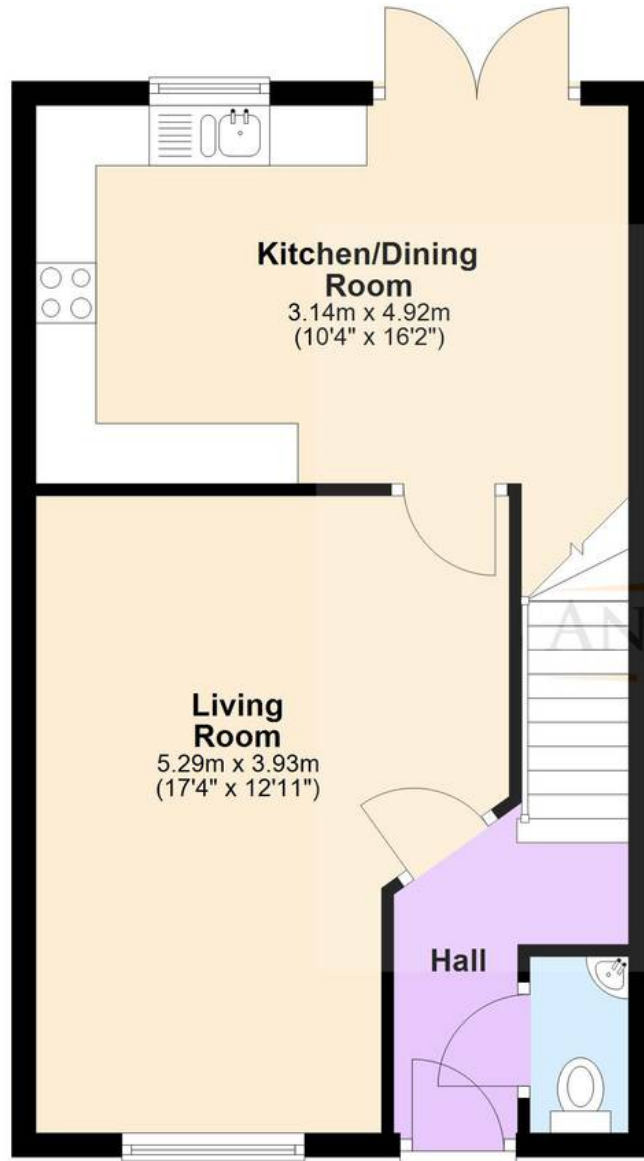
Space for 1 car.





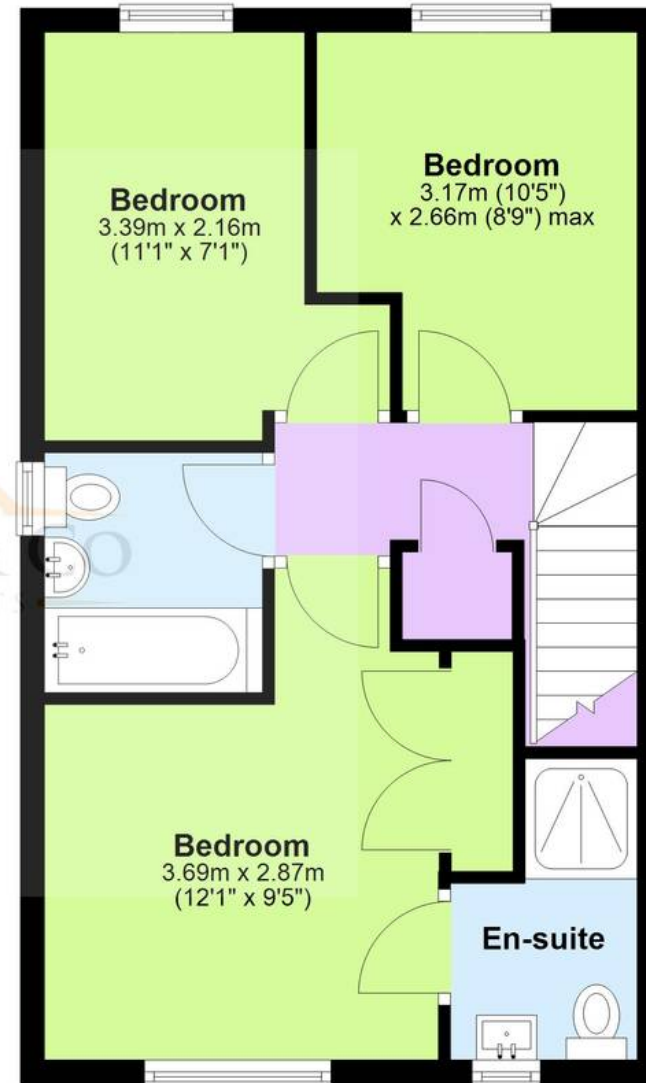
Ground Floor

Approx. 42.0 sq. metres (451.7 sq. feet)



First Floor

Approx. 42.2 sq. metres (453.8 sq. feet)



Total area: approx. 84.1 sq. metres (905.5 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.

Andrew & Co Estate Agents - Ashford

01233 632383

info@andrewandco.co.uk

