



Ashford Road | | Wellington | TA21 8QF

£400,000



WILSONS

ESTATE AGENTS

Nestled on the sought-after Ashford Road in Wellington, this beautifully presented detached home offers the perfect balance of comfort, style, and space for modern family living. Extending to approximately 1,432 sq ft, the property features two spacious reception rooms, ideal for both relaxing and entertaining.

The home has been thoughtfully renovated, including new kitchen flooring, a newly fitted utility room, and underfloor heating throughout the kitchen/dining area, creating a warm and practical heart of the home. The interior has been freshly painted throughout, giving the property a bright and contemporary feel.

Outside, the stunning garden provides a peaceful retreat, beautifully landscaped with mature trees and colourful flowers. A seating area at the top of the garden offers the perfect spot to unwind, while the patio adjoining the kitchen's bi-fold doors creates an excellent space for outdoor dining and entertaining.

The property offers three well-proportioned bedrooms, providing ample accommodation for families, guests, or those working from home. Two bathrooms add further convenience and practicality for everyday living.

Designed with a flowing and functional layout, the home is filled with natural light, creating a welcoming atmosphere throughout.

Situated in a highly desirable location, this attractive property presents a wonderful opportunity to enjoy life in the Wellington community, while benefiting from spacious interiors, modern upgrades, and beautifully maintained outdoor space.

Entrance Hall

The entrance hall is an inviting space with a parquet floor continuing from the living room. It leads to the stairs and gives access to the kitchen/dining room and living room, setting a welcoming tone as you enter the home.

Living Room

16'5" by 11'2" (5.0m by 3.4m)
This welcoming living room features a warm wood parquet floor and a traditional fireplace, creating a cosy atmosphere. A large window with white wooden shutters allows plenty of natural light to fill the space, making it a comfortable room for relaxing.

Kitchen/Dining Room/Snug

28'3" by 13'7" (8.6m by 4.13m)
The kitchen and dining room combine modern style with practical design. It is fitted with a generous central island offering both preparation space and seating, surrounded by cream-coloured cabinetry with integrated appliances. The light flooring extends through to the dining area, where large bi-fold doors open to the garden patio, blending indoor and outdoor living beautifully.
This snug seating area adjacent to the kitchen is bright and inviting, featuring a large window and French doors that lead directly to the garden, providing a pleasant view and easy access to the outdoors. A comfortable armchair and sofa make this a perfect spot for quiet moments or casual conversation.

Utility Room

14'12" by 8'6" (4.56m by 2.60m)
The utility room is a practical and well-appointed space with a sink, washing machine, and storage cupboards. Its light flooring and walls keep the room bright and fresh, while a window brings in natural light, making household tasks more pleasant.





Bedroom 1

14'3" by 10'10" (4.34m by 3.30m)

This well-proportioned main bedroom features soft carpeting and a large window that floods the room with natural light. The walls are painted in a calming sage green, complementing the neutral tones of the carpet and furniture, creating a restful retreat.

Bedroom 2

12'2" by 11'1" (3.71m by 3.38m)

Bedroom 2 is a spacious, bright room with neutral carpets and white walls. A large window provides excellent natural light and views over the garden, making this a pleasant space to unwind or work from home.

Bedroom 3

10'1" by 7'5" (3.07m by 2.26m)

This smaller bedroom is bright and airy, with soft grey carpeting and white walls. A window fills the room with daylight, creating a calm and versatile space suitable for a child's bedroom or home office.

Bathroom

7' by 6'1" (2.14m by 1.86m)

The bathroom is clean and practical, featuring a white suite with a bath and shower over, a basin set into storage units, and a WC. The space is well-lit by a frosted window, and the modern tiles add a subtle touch of colour around the bath area.

Rear Garden

The rear garden is a delightful outdoor space with a paved patio area directly accessible from the kitchen/dining room, ideal for alfresco dining. Steps lead up to a lawn bordered by mature shrubs and plants, with a pergola providing a shaded seating area. A wooden summerhouse offers extra garden storage or a peaceful retreat, all within a private, enclosed setting.

Material Information

Part A

Council tax: D

Tenure: freehold

Estate/Management charge: N/A

Part B

Water: Mains

Heating: Gas

Sewerage: Mains

Electricity: Mains

Mobile coverage: Good both indoor and outdoor <https://checker.ofcom.org.uk/>

Broadband coverage: <https://checker.ofcom.org.uk/>

Parking: Driveway

Construction: brick with tiled roof

Part C

Flood & erosion risk N/A <https://www.gov.uk/check-long-term-flood-risk>

Planning N/A

Building safety N/A

Restrictions N/A

Rights and easements N/A

Accessibility & adaptations N/A

Coal field & mining N/A

Disclaimer

Wilson's has not inspected or tested any equipment, fixtures, fittings, or services within the property, and cannot confirm their working condition or suitability. We recommend you consult a Solicitor or Surveyor to verify the condition and functionality. Information regarding tenure is obtained by Land Registry, we advise that you obtain verification from your Solicitor. Items depicted in photographs are not included in the sale. The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants, and any matters that may affect the legal title. We have not verified the property's structural integrity, ownership, tenure, acreages, estimated square footage or planning/building regulations. Prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. Wilson's routinely refer buyers and sellers to local solicitors for conveyancing services and mortgage advisors for mortgage and protection advice. It is your decision whether to use these services. We receive a payment benefit for referring clients of no more than £250 per case. Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) per buyer will be required for us to process the necessary checks relating to our compliance and Anti-money laundering obligations. This is a non-refundable payment and cannot be returned.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

- Newly refurbished interior
- 2 modern bathrooms
- 3 spacious bedrooms
- Large reception rooms
- Detached house style
- Front and rear gardens
- Double glazing throughout
- Suburban location
- Close to local amenities
- Viewing recommended

Council Tax Band **D**

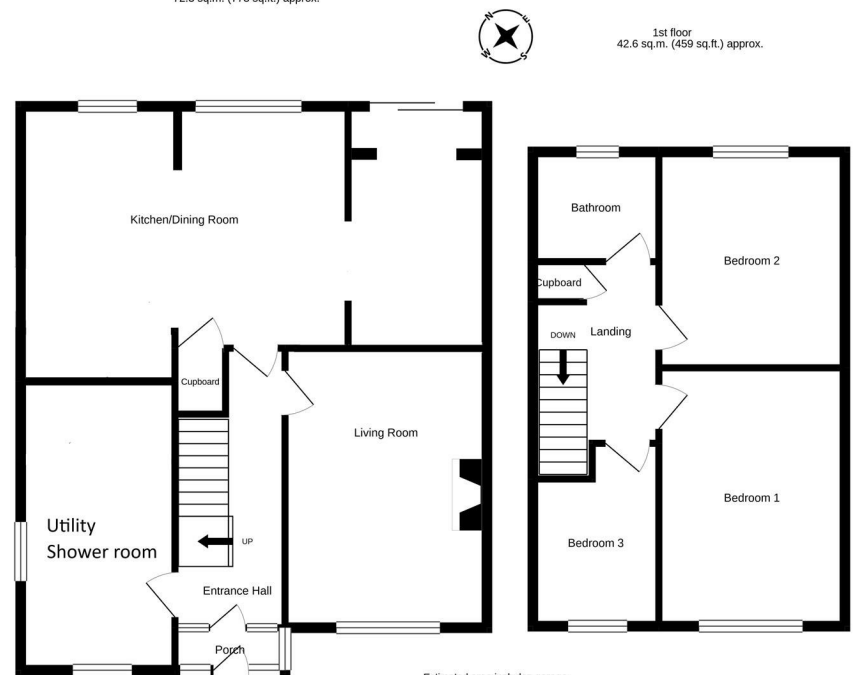
EPC Rating **C**



SCAN ME

Ground floor
72.3 sq.m. (778 sq.ft.) approx.

1st floor
42.6 sq.m. (459 sq.ft.) approx.



Estimated area includes garage.
TOTAL FLOOR AREA: 114.9 sq.m. (1237 sq.ft.) approx.
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