



Dargate Road, Yorkletts, Whitstable


MILES & BARR
EXCLUSIVE



8C Dargate Road Yorkletts Whitstable Kent CT5 3AB



Description

Ground Floor

- Entrance Hall
- Cloakroom
- Living Room
22'11 x 22'0
(6.99m x 6.71m)
- Enclosed
Courtyard
14'10 x 12'2
(4.52m x 3.71m)
- Study
9'3 x 6'6
(2.82m x 1.98m)
- Shower Room
- Dining Room
13'10 x 11'5
(4.22m x 3.48m)
- Kitchen/Breakfast
Room
15'1 x 10'0
(4.60m x 3.05m)
- Utility Room
- Bedroom
10'9 x 8'6
(3.28m x 2.59m)
- Bedroom
18'4 x 13'9
(5.59m x 4.19m
including built-in
wardrobes)
- En-suite
Bathroom
- Sun Terrace
- Bedroom
11'7 x 9'6
(3.53m x 2.90m
plus built-in
wardrobe)
- Bedroom
11'11 x 9'5
(3.63m x 2.87m
plus built-in
wardrobe)

External

- Front/Driveway
- Rear Garden
- Detached
Double Garage
17'5 x 16'0
(5.31m x 4.88m)
- Wet Room
- Room Above
Garage
17'5 x 9'7
(5.31m x 2.92m)

First Floor

- Study/Landing
12'4 x 9'
(3.76m x 2.87m)

Property

Beautifully unique and deceptive detached family home in the highly sought after Yorkletts area of Whitstable. Measuring over 2500 sq ft with opportunity and potential. Viewings come highly recommended to appreciate the value for money on offer.

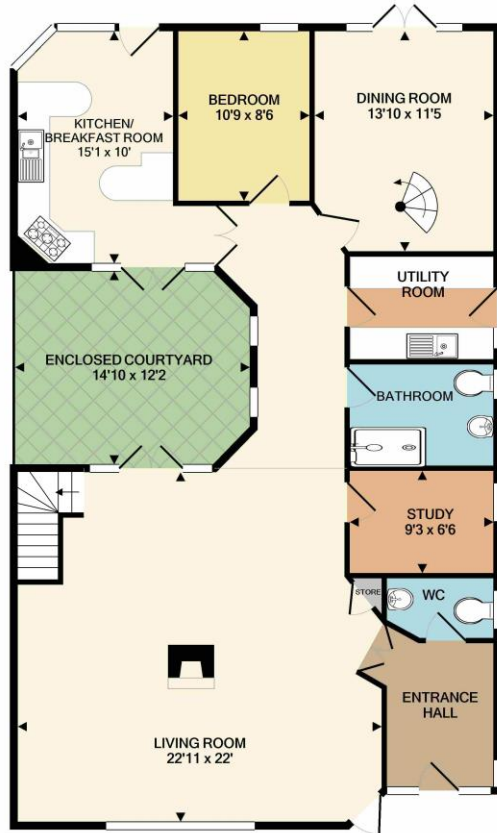
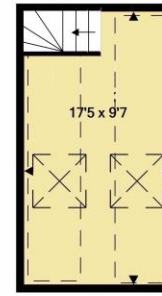
The accommodation comprises of a welcoming hallway entrance, downstairs WC, vast lounge area with centre piece fireplace, study, downstairs shower room, utility room, spacious dining room, ground floor bedroom and kitchen towards the rear. Upstairs offers three double bedrooms, all with fitted wardrobes, with the main bedroom boasting a dressing room, large en-suite and balcony with stunning field views. In addition, there is a further study area near the spiral staircase at the rear of the property.

Moreover, there is a two storey detached garage consisting of a double garage and wet room on the ground floor with a room above measuring an approximate 16'10 x 9'9. This has the potential to be converted into a separate one bedroom dwelling subject to approved permissions or an excellent Airbnb opportunity. Externally, there is off street parking for multiple vehicles at both the front and rear of the property with a low maintenance, well maintained garden.



Location

The property is found approximately 2.5 miles from the fashionable seaside town of Whitstable with its quaint streets and independent shops and boutiques as well as its variety of restaurants, bars and cafes and the popular beach and working harbour. There are also a number of leisure and recreational facilities available including gold clubs, cricket, football and sailing clubs and theatre found in the High Street. Whitstable also has a mainline railway station providing a regular service to London and the East Kent Coast. Road links via the A299 gives access to the M2 motorway and London and the Cathedral city of Canterbury is approximately 6.5 miles away where you will find a wider variety of shopping, dining and cultural amenities as well as a number of highly regarded schools in both the public and private sectors.




GROUND FLOOR
APPROX. FLOOR
AREA 1569 SQ.FT.
(145.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 959 SQ.FT.
(89.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 2528 SQ.FT. (234.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	82
(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	



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