



Charles Bainbridge



17 Manor Close,
Canterbury, Kent, CT1 3XA

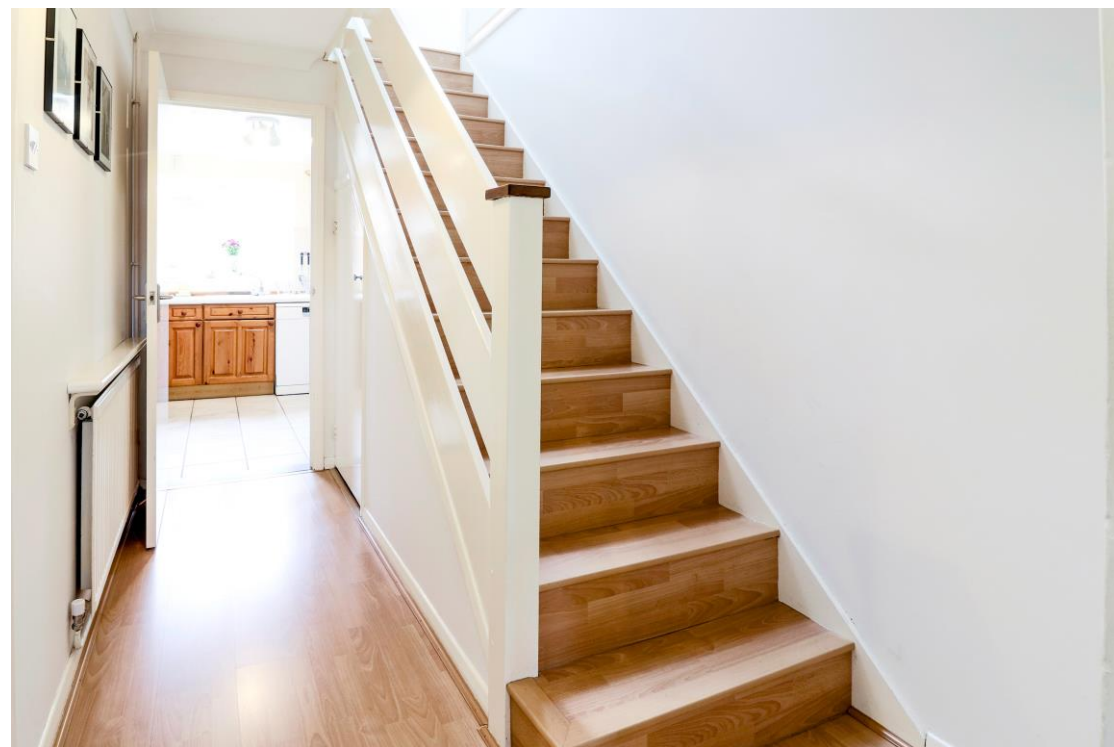
Offers in Excess
of £455,000











A deceptively spacious detached family house having had a significant extension to the rear providing extensive and versatile living accommodation. The property is well-presented throughout and enjoys a spacious reception hall with w.c and a staircase rising to the first floor. There is a large kitchen/breakfast room and a separate adjacent dining room. To the front is a sitting room and to the rear is an impressive large family room, an extension to the original accommodation which provides lovely living space with sliding doors overlooking and opening onto the garden. On the first floor is a large landing with skylight windows. The master bedroom has a substantial ensuite bathroom, there are three further bedrooms and the family bathroom.

To the front a driveway provides parking and access to the integral garage. To the rear the main garden area measures approx. 55ft (16.75m) wide x 28ft (8.53m) deep and incorporates a large paved seating area with a substantial timber shed. A path to the side gives access to the front driveway. There is a well-stocked raised bed beyond which is a large lawn with mature borders and a further raised paved area to one end. The garden is enclosed by wood panel fencing.

The property is located in an attractive cul-de-sac setting in a popular residential location just outside the City centre with easy access to the facilities of Wincheap including Morrisons supermarket and Boots pharmacy. On the far side of the A28 is an attractive riverside cycle path following the river Stour into Canterbury City Centre and outwards towards Chartham and beyond, providing lovely walks and cycling. Canterbury boasts an extensive range of amenities including a wide selection of shops, restaurants, and sports facilities plus a comprehensive range of schools, colleges, and universities. There are two mainline railway stations serving the city with Canterbury West providing a High-Speed link to London St Pancras with a journey time of approximately 55 minutes. Easy access can be gained onto the A2 at Wincheap in both the north and southbound directions. The outlying East Kent countryside provides further walking and cycling.

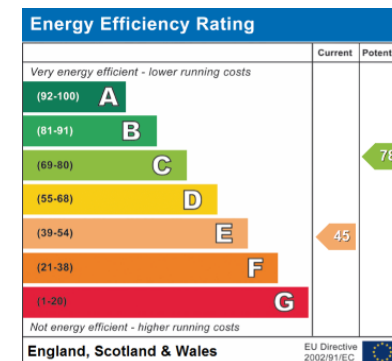
Services: All mains service are understood to be connected to the property.

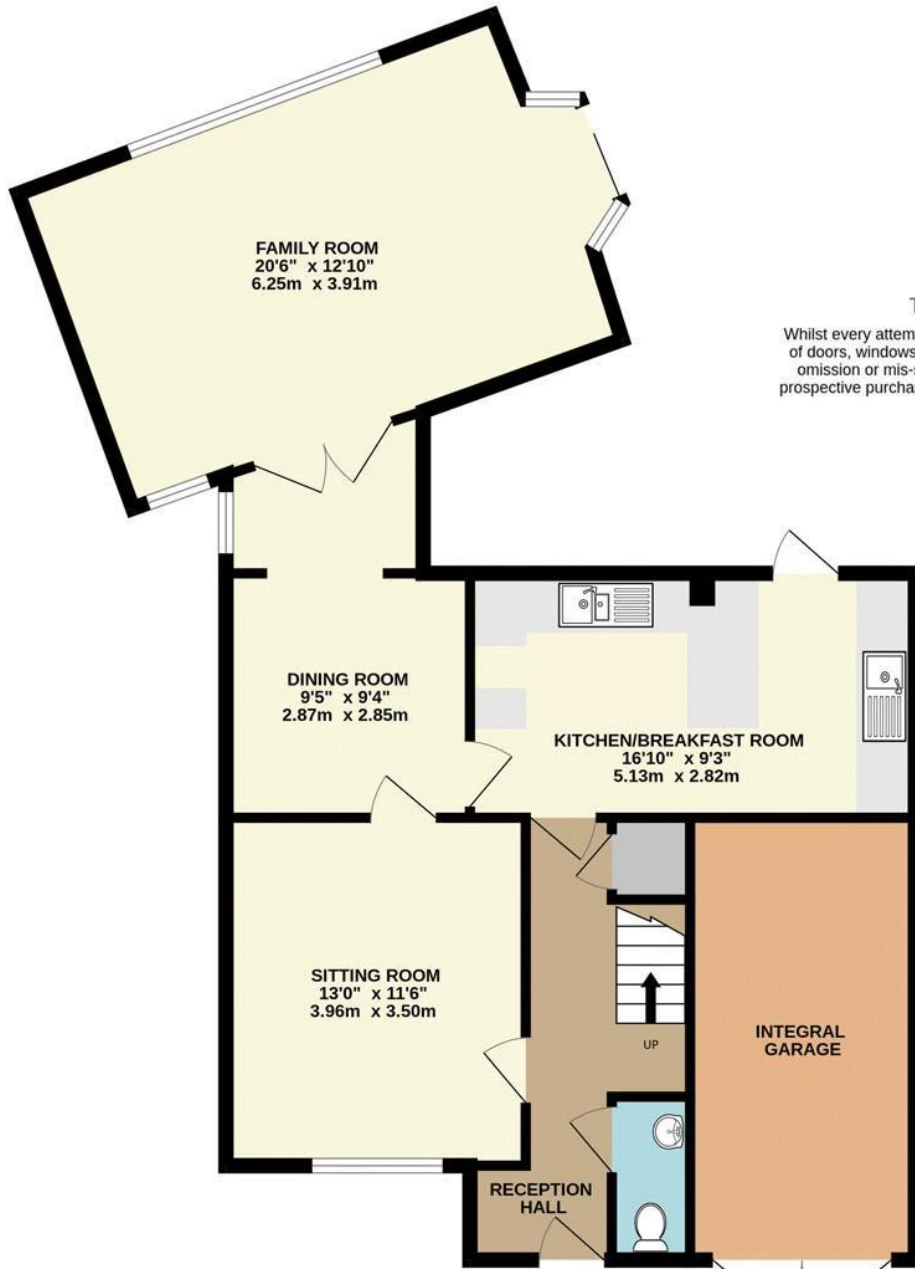
Tenure: Freehold

Council Tax Band: D

Local Authority: Canterbury City Council, Council Offices, Military Road,
Canterbury, Kent, CT1 1YW.

We would be pleased to arrange a viewing by appointment; simply call
01227 780227 or email sales@charlesbainbridge.com

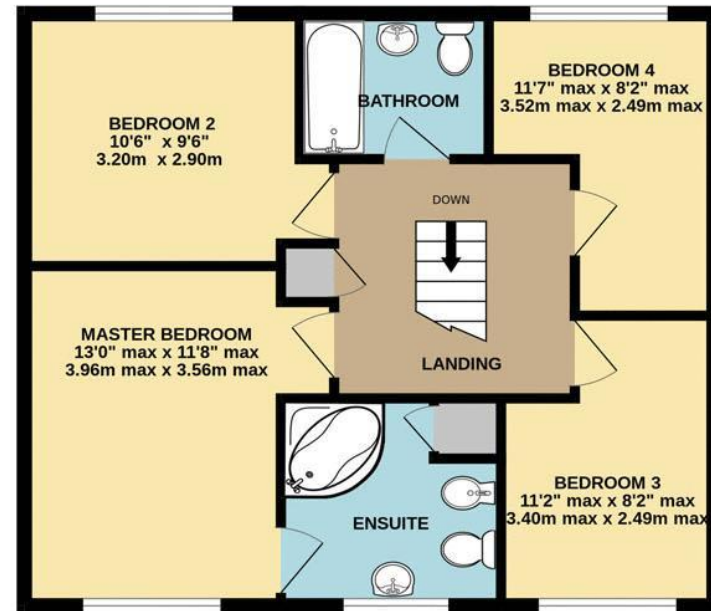




GROUND FLOOR
964 sq.ft. (89.5 sq.m.) approx.

TOTAL FLOOR AREA : 1561 sq.ft. (145.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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1ST FLOOR
598 sq.ft. (55.5 sq.m.) approx.

















Should you require any specific clarification about any part of the property or its surroundings prior to booking a viewing, particularly before travelling a significant distance to view, then please contact us and we would be pleased to assist.

These particulars are intended to give a fair description of the property, their accuracy cannot be guaranteed and they do not constitute an offer of contract. No appliances or services have been tested by us. Interested parties are advised to rely on their own inspection of the property and those of their professional and legal representatives before entering a contract to purchase.



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1 The Bakery, 47 Broad Street,
Canterbury, Kent CT1 2LS

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sales@charlesbainbridge.com
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