

Brayebrook Road, Canterbury, CT1 3YJ

Asking Price £495,000



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Sally Hatcher Estates are delighted to offer this fantastic light and airy three bedroom family home. Built by Pentland Homes in 2019, this stunning contemporary home has been finished to an extremely high degree and has been further enhanced by the current sellers with a number of significant additions. Offering light vibrant living throughout, the ground floor benefits from an adaptable open plan arrangement with both the lounge and dining area fitted with French doors opening to the rear garden. The kitchen has been extremely well fitted and features exceptional storage potential with quality integrated appliances. There is also a ground floor cloakroom. On the first floor are three bedrooms with the master bedroom enjoying ensuite facilities. There is a further family bathroom.

Externally, there is a low maintenance rear garden which flows freely from the house for summer entertaining. A private gate gives passage to the detached garage and there are two private parking spaces.

The property is situated on an exclusive modern development within easy access to Canterbury City centre and Canterbury East railway station. The countryside to the south provides lovely walking and cycling. Canterbury boasts an extensive range of amenities including a wide selection of shops and restaurants, sports facilities and a comprehensive range of schools, colleges and universities. There are two mainline railway stations serving the City with Canterbury West providing the High Speed Link to London St. Pancras with a journey time of approx. 55 mins. Easy access can be gained onto the A2 to Dover and the M2 to London.

Council tax band E (Canterbury City Council).

Front entrance door open to;

Entrance Hall

6'10" x 5'4" (2.09 x 1.65)

Stairs to the first floor landing, doors opening to;

Sitting Room

18'0" x 11'2" (5.50 x 3.42)

Front and rear double glazed windows and a double glazed French door opening to the garden, large opening to;

Dining Room

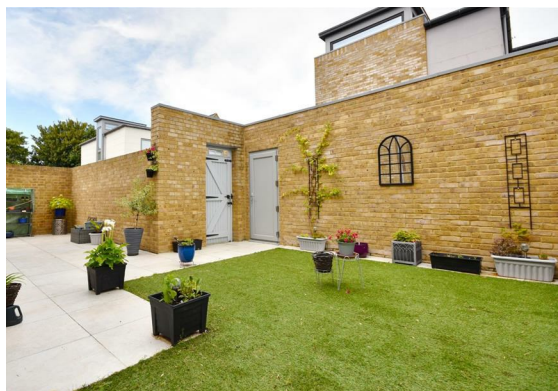
15'10" x 10'1" (4.83 x 3.09)

Rear aspect double glazed windows and a double glazed French door opening to the garden, under stairs storage cupboard, open plan to the;

Kitchen

13'3" x 8'11" (4.04 x 2.73)

Front aspect double glazed window, the kitchen is fitted with a range of eyelevel and base units having integrated appliances comprising fridge with two integrated freezers under, dishwasher, water softener, and washing machine. 1½ bowl sink unit with mixer tap and drainer, inset five ring Neff gas hob with two Neff ovens and extractor fan, cupboard containing boiler.





Cloakroom

6'11" x 3'2" (2.13 x 0.99)

Low-level WC with twin flush, vanity wash handbasin with cupboard under, extractor fan.

First Floor Landing

Rear aspect glazed window, radiator, doors opening to;

Bedroom One

13'0" into doorway recess x 11'0" (3.97 into doorway recess x 3.37)

Measurement includes a built in treble wardrobe with sliding doors. Front aspect double glazed window, radiator, door to;

En Suite

6'1" x 5'1" (1.86 x 1.55)

Front window, suite comprising of a quadrant shower, pedestal wash hand basin with drawers under, low-level WC with twin flush, large chrome towel radiator, extractor fan, shave point.

Bedroom Two

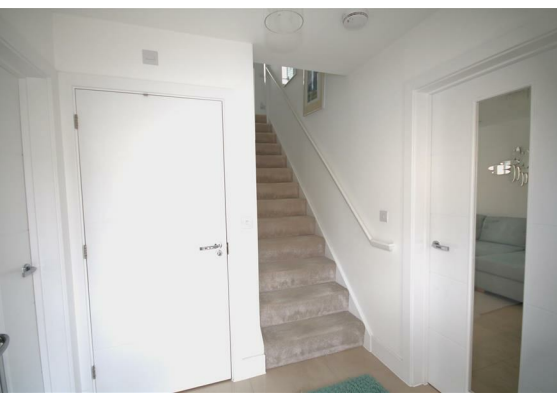
11'2" x 8'7" plus doorway recess (3.41 x 2.64 plus doorway recess)

Front aspect double glaze window, radiator.

Bedroom Three

7'10" into doorway recess x 7'8" (2.39 into doorway recess x 2.34)

measured to include a built in fitted double wardrobe with double cupboard over, This bedroom can be used as bedroom or office and an extensive range of cupboards have been fitted and can be used for office and/or storage and hanging space. rear aspect double glazed window, radiator.



Bathroom

8'9" x 6'6" (2.68 x 2.00)

Rear aspect double glazed window, suite comprising of a panelled bath, separate shower cubicle, vanity wash handbasin with drawers under, low-level WC with twin flush, extractor fan, shave point, chrome towel radiator.

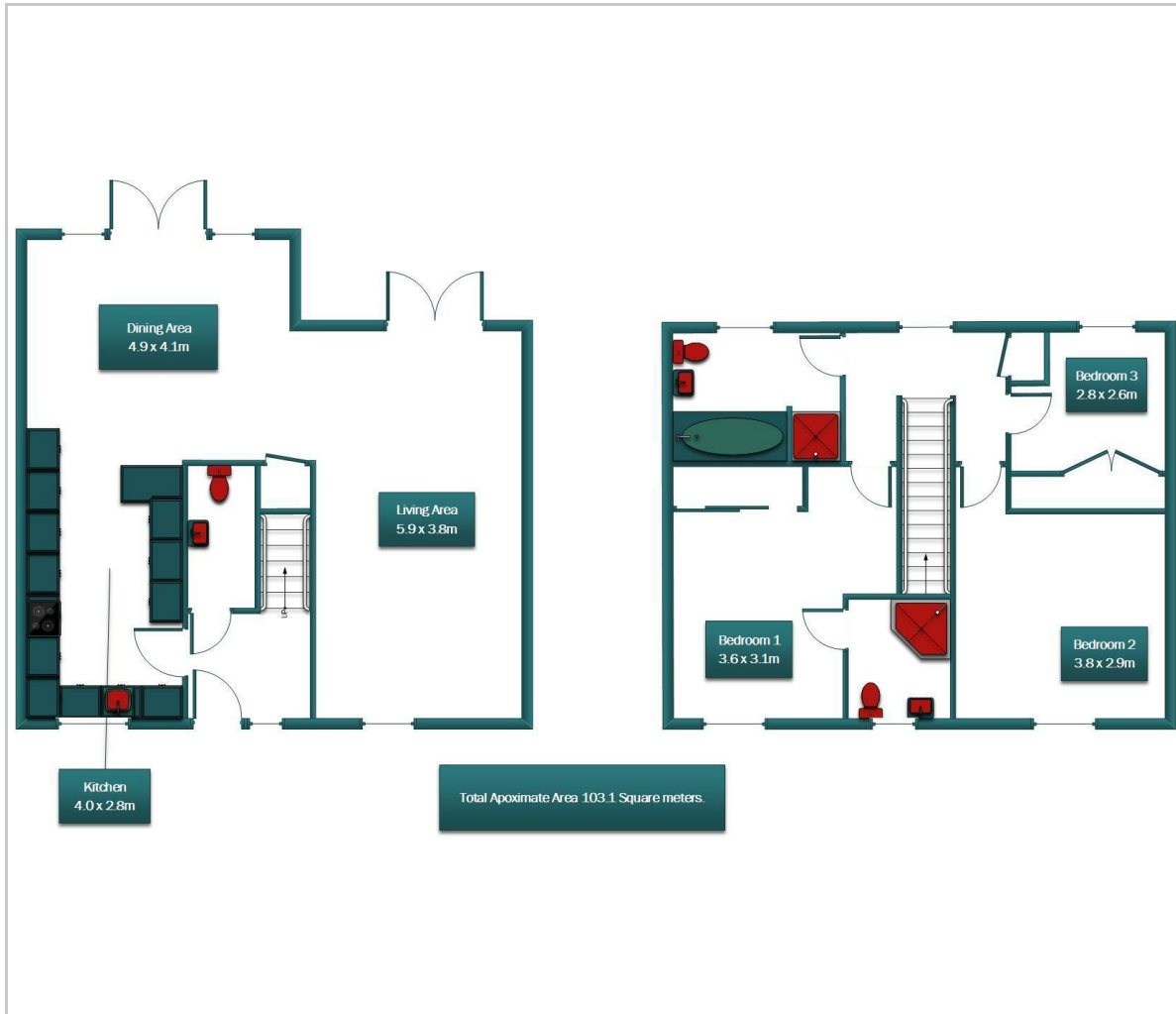
Rear Garden

Landscaped, walled and low maintenance rear garden with large paved areas, a gate gives access to the front, further door opening to a single garage, outside lighting.

Garage

Side aspect window, up and over door. Driveway to the front.

Floor Plan



Viewing

Please contact us on 01227 733888 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

