

Old Dover Road, Canterbury, Kent, CT1 3PG

Asking Price £595,000



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Upon entering the property from the front porch you arrive into a spacious hallway leading to a large open plan kitchen dinner with through access into a spacious living space with a wood burning stove. Off the hall is a modern WC and a generous storage cupboard. The bright kitchen diner is a perfect spot to relax or entertain, featuring patio doors that open out to the rear garden, offering a seamless indoor/outdoor living experience. The modern family kitchen is well-appointed with a large functional contemporary breakfast bar, American Style Fridge Freezer and built in white goods. This space flows effortlessly into the utility room, ensuring practicality meets functionality with the utility space opening to the back garden and easy access to the off road parking at the rear of the property.

Walk up to the first floor and there are three generous double bedrooms, a home office/5th bedroom, spacious family bathroom with shower over bath. The house flows up to a second floor housing a large bedroom with a walk-in wardrobe and substantial ensuite.

Outside, this property boasts well maintained front and rear gardens. The good sized rear garden provides ample space for outdoor activities, al fresco dining and provides access through a gated entrance to a private off road parking space. With a perfect blend of indoor comfort and outdoor tranquillity, this property presents a rare opportunity to own a home that ticks all the boxes in terms of location, space, and lifestyle.

Council tax band: E

With the convenience of no onward chain, this property presents a rare opportunity to acquire as a buy to let or as a home.

Viewings strictly by appointment

Identification checks

Should a purchaser(s) have an offer accepted on a property marketed by Sally Hatcher Estates Limited, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £60 inc. VAT per purchase, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

Rear Entrance Hall

9'4" x 5'7" (2.870 x 1.722)





Kitchen

16'6" x 7'10" (5.045 x 2.397)

Living Area/Kitchen (All open plan)

10'3" x 17'3" (3.128 x 5.277)

Sitting Room

16'4" x 12'7" (4.987 x 3.846)

Main Entrance

W.C

Utility Room

8'1" x 5'3" (2.479 x 1.620)

Bedroom 5 (office room)

4'3" x 8'11" (1.302 x 2.729)

Bedroom 2

8'11" x 8'6" (2.729 x 2.606)

Bedroom 3

11'11" x 10'11" (3.634 x 3.339)

Bedroom 4

12'9" x 12'3" (3.887 x 3.758)

Family Bathroom

7'10" x 7'0" (2.392 x 2.134)

Bedroom 1

13'10" x 9'11" (4.238 x 3.045)

En Suite

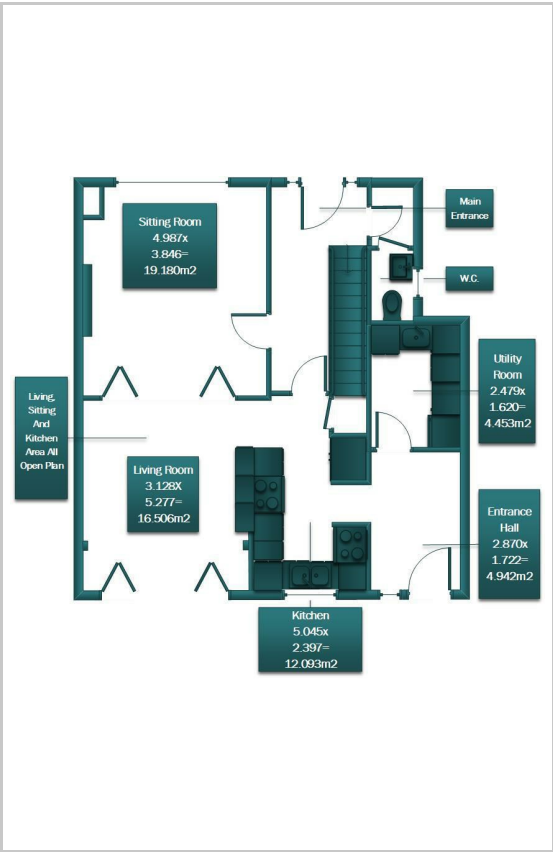
8'4" x 9'0" (2.557 x 2.767)

Walk In Wardrobe (bedroom 1)

5'2" x 4'8" (1.594 x 1.435)



Floor Plan



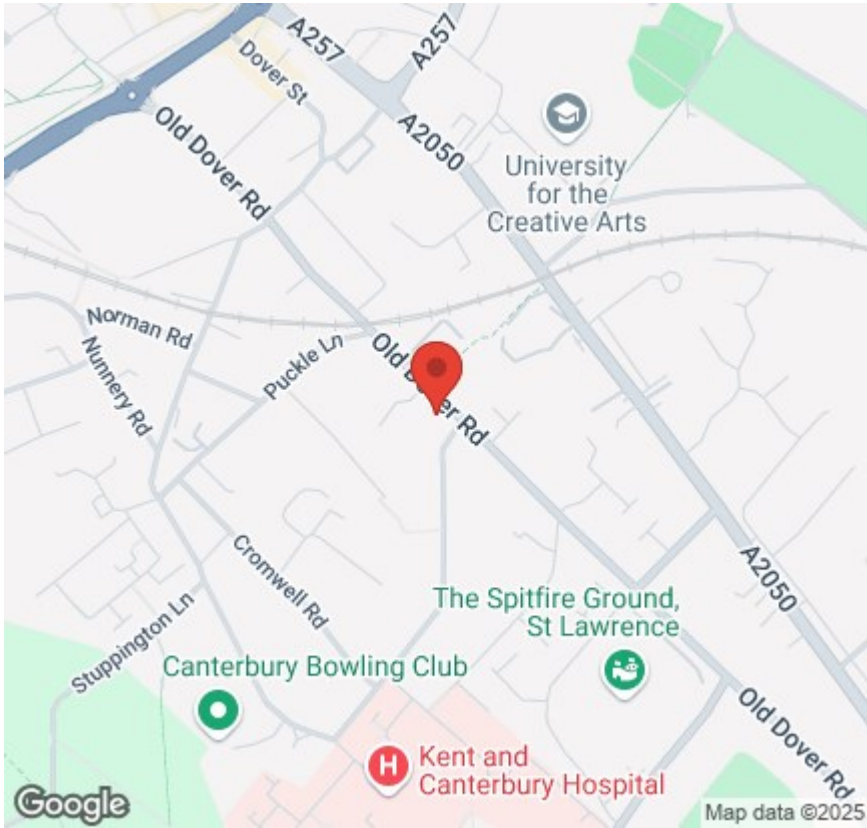
Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Area Map



Energy Efficiency Graph

