



GUILDCREST ESTATES



9 Leverick Place, Ash, Canterbury CT3 2DF



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Leverick Place, Ash, Canterbury CT3 2DF

Asking price £395,950

Looking for a 3 bedroom home in a beautiful countryside location?

This stunning semi-detached family home, set in this sought after cul-de-sac development in the picturesque village of Ash, could be perfect for you.

As you enter this stunning home, you step into a light spacious entrance hall which leads to the living room, WC and kitchen/diner. The generously sized lounge has glazed double doors which open into the spacious open plan kitchen/diner. The modern, bespoke fitted kitchen has beautiful quartz worktops and integrated appliances, including a fridge, freezer, dishwasher, oven and hob.

On the first floor, you will find 3 double bedrooms, the primary bedroom with an ensuite and a family bathroom. The bathroom and ensuite are fully tiled and fitted with modern contemporary, bathroom suites.

Throughout the hall, cloakroom and kitchen/diner you will find LVT Moduleo flooring with luxury fitted carpets throughout the rest of the home.

This home has a good-sized rear garden, laid to patio and turf and has a landscaped front garden. There is a garage and parking for 2 vehicles.

The village of Ash is situated in Kent, just a short distance from the historic market town of Sandwich and the world recognised Cathedral City of Canterbury. The village has an abundance of local amenities. There are shops, a doctor's surgery, dentist, hairdressers, farm shops, sports clubs a public house and restaurant.

Local attractions: Wingham Wildlife Park, Dover Castle, the Marlowe Theatre and Canterbury Cathedral. Travel options include the ferry from the port of Dover and the Eurotunnel from Ashford or Folkestone. Sandwich train station also has a direct link to London Charing Cross. The motorway links are good, A257 (Ash Bypass) is approximately 10 miles away from the A2 which connects to M2.

Council Tax Band: D

Freehold

Mains, electricity, gas, sewer, water and has gas central heating.

Fixed wireless broadband

Kitchen/Diner

16'4" x 11'1" (5 x 3.4)

Lounge

13'1" x 19'8" (4 x 6)





Garage
19'8" x 9'10" (6 x 3)

Master Bedroom
13'1" x 9'10" (4 x 3)

En Suite
6'6" x 6'6" (2 x 2)

Bedroom
13'1" x 9'10" (4 x 3)



Bedroom
9'10" x 11'1" (3 x 3.4)

Bathroom
9'10" x 7'6" (3 x 2.3)





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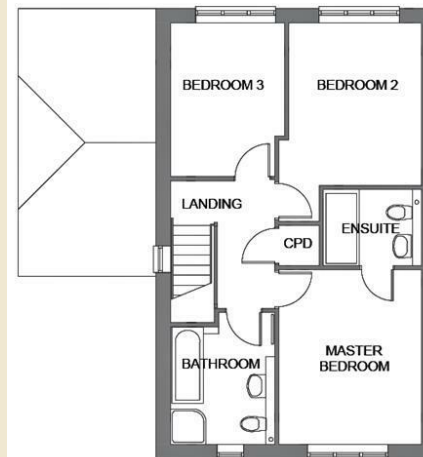
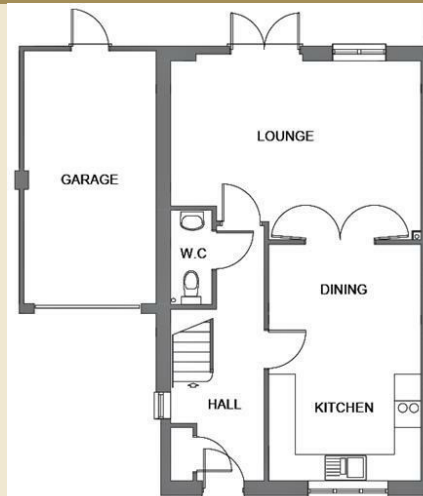
Key Features

- Semi Detached
- Lounge
- Kitchen/ Diner
- Fully Tiled Bathroom
- Primary Bedroom with En Suite
- Garage
- Landscaped Front Garden
- Driveway for 2 Vehicles
- Village Location
- 3 Double Bedrooms

Important Information

Freehold
House - Semi-Detached
1189.00 sq ft
Council Tax Band D
EPC Rating B

£395,950



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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