



GUILDCREST ESTATES



27 Leverick Place, Ash, Canterbury CT3 2DF



5



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Guide price £675,000

GUIDE PRICE £675,000 - £700,000 Chain Free

Nestled in the picturesque village of Ash, this detached home sits in the sought after Leverick Place cul-de-sac development. Designed for modern living, this property boasts 2 reception rooms, 5 double bedrooms, 3 bathrooms, a study, large kitchen / diner, downstairs cloakroom & utility room, making it an ideal home for a growing family and a fabulous entertaining space. The entrance hall leads to the study, formal lounge, cloakroom & open plan kitchen/diner with utility room & an additional lounge. In the formal lounge is an in-built media wall with feature fire & 85" TV and French doors to the garden. The kitchen/diner is the heart of the home, with a modern bespoke, fully fitted kitchen with integrated appliances, quartz worktops, a central Island & plenty of room for a large dining table. Through the dining area is the relaxed lounge with French doors leading out to the garden.

On the first floor is the primary bedroom with ensuite & a second double bedroom also with an ensuite. There are three further double bedrooms & a family bathroom. All bathrooms are fully tiled with under floor heating.

The well-established, fully landscaped garden is laid to lawn & Indian sandstone patio with raised beds, is private, and perfect for relaxing. There is also a large cabin, fully insulated with power, that is suitable as a home office, hobby room or garden room.

This property has an alarm system, CCTV, parking for two vehicles and a double garage. The garage has an electric door, power, lighting and high-quality latex flooring. The high specification of this property ensures that every detail has been thoughtfully considered.

A short distance from the historic town of Sandwich and Canterbury city, this quaint village is in a perfect location with an abundance of local amenities. Shops, doctors, pub and restaurants.

Sandwich train station is 4 miles away a direct link to Charing Cross. Good motorway links

Lounge

16'4" x 13'1" (5 x 4)





Kitchen/Diner
13'1" x 26'2" (4 x 8)

Study
6'6" x 7'6" (2 x 2.3)

Utility
6'6" x 9'10" (2 x 3)

Garage
19'8" x 19'8" (6 x 6)

Master Bedroom
16'4" x 13'1" (5 x 4)

En Suite
9'10" x 7'6" (3 x 2.3)

bedroom
16'4" x 13'1" (5 x 4)

En suite
9'10" x 4'11" (3 x 1.5)

Bedroom
13'1" x 10'9" (4 x 3.3)



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

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

Bathroom
9'10" x 6'6" (3 x 2)





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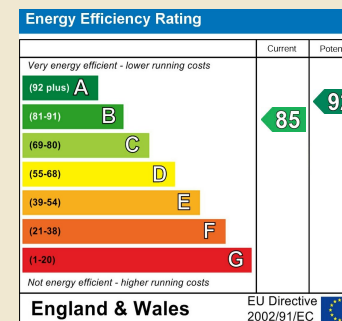
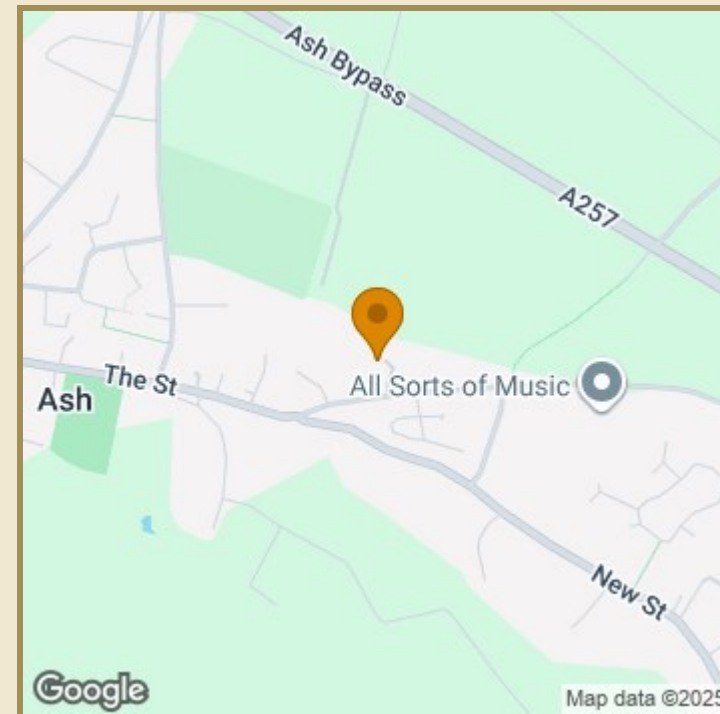
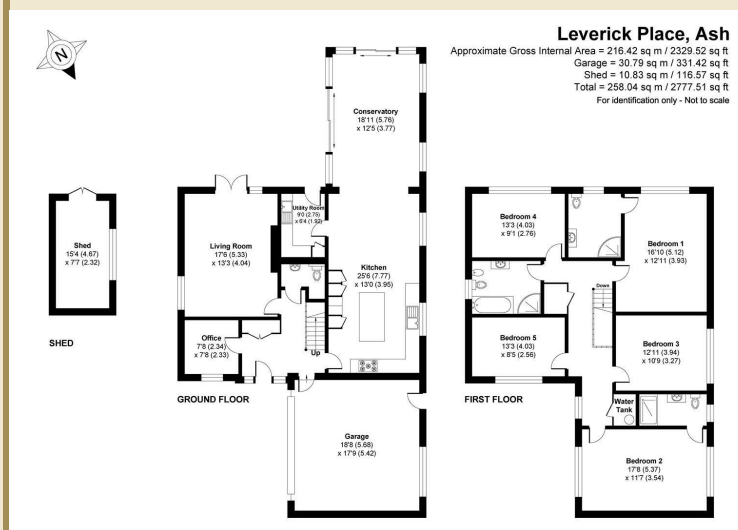
Key Features

- Detached House
- Large Lounge
- Study
- Two En Suites
- Double Bedrooms
- Double Electric Garage
- Service Charge £281.43 P.A
- Driveway For 2 Vehicles
- Council Tax Band G
- Under section 21 of Estate Agents Act the seller is a staff member

Important Information

Freehold
House - Detached
2771.00 sq ft
Council Tax Band G
EPC Rating B

£675,000



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