



GUILDCREST ESTATES



4 Cavalry Close, Canterbury CT1 1GS



3



2



1



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Cavalry Close, Canterbury CT1
1GS

Guide price £350,000

*** Guide Price £350,000 - £375,000 ***

Tucked away in the popular Cavalry Close, this stylish mid-terrace home in Canterbury was built in 2021 and is ready to move straight into. Offering around 980 sq ft of space, it has a modern feel throughout and is ideal for families, sharers or professionals who want easy, low-maintenance living.

Inside, there are three well-proportioned bedrooms, including a master bedroom with its own en suite and fitted wardrobes, giving you a private and practical space to escape and unwind. A second bedroom also benefits from fitted wardrobes, making storage simple and keeping things feeling calm and clutter-free. To the front of the property is a comfortable reception room, perfect for relaxing at the end of the day. To the rear, you'll find a fantastic kitchen/dining room, a real hub of the home, with a sleek, modern finish and fully fitted with an integrated fridge freezer, washing machine, dishwasher, gas hob and electric oven. Luxury vinyl flooring runs throughout the ground floor, giving the house a smart, contemporary look while also being practical and easy to keep clean.

Outside, the larger-than-average rear garden is a fantastic bonus, offering plenty of room for entertaining, children to play or simply relaxing in the warmer months. There is also a carport, providing convenient and sheltered off-road parking.

Overall, this is a bright, modern home in a great Canterbury location, offering space, style and convenience in one package. Canterbury itself adds to the appeal, with excellent local amenities, a vibrant city centre, two universities, highly regarded schools and strong transport links. The city is also home to well regarded hospitals and healthcare facilities, making this an ideal spot for anyone looking for a comfortable, contemporary home with everything you need close by.

Kitchen / Dining Room
16'8 x 14'6 (5.08 x 4.42)

Living Room
14'1 x 13'1 (4.28 x 3.98)

Hallway





Bedroom 1
13'0 x 11'7 (3.97 x 3.53)

Bedroom 2
11'4 x 9'4 (3.45 x 2.85)

Bedroom 3
12'11 x 7'1 (3.94 x 2.15)

Bathroom

Rear Garden

Front Exterior





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Key Features

- 3 bedrooms, 2 bathrooms
- Stylish contemporary decor
- En suite master bedroom
- Spacious back garden
- Carport for convenient parking.
- Integrated modern appliances
- Luxury vinyl flooring
- New build, 2021.

Important Information

Freehold

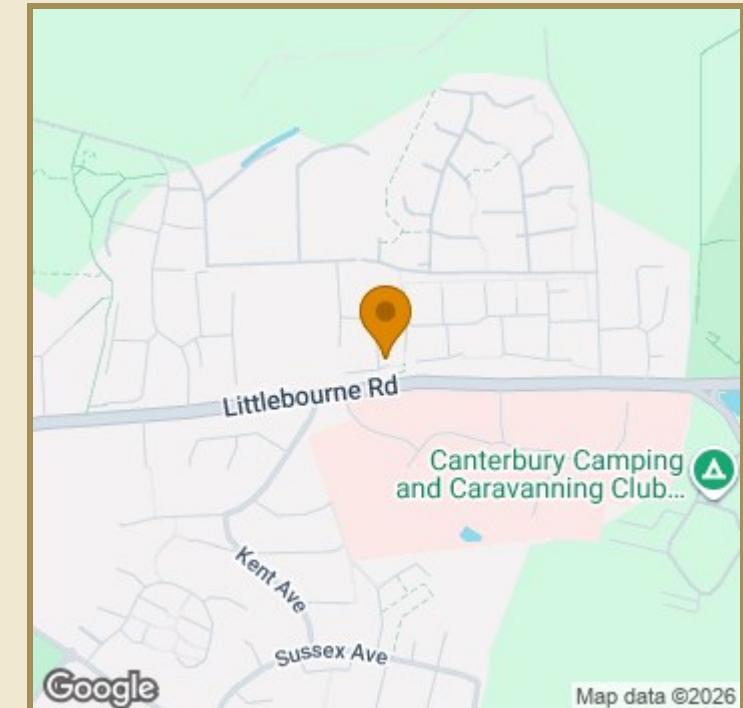
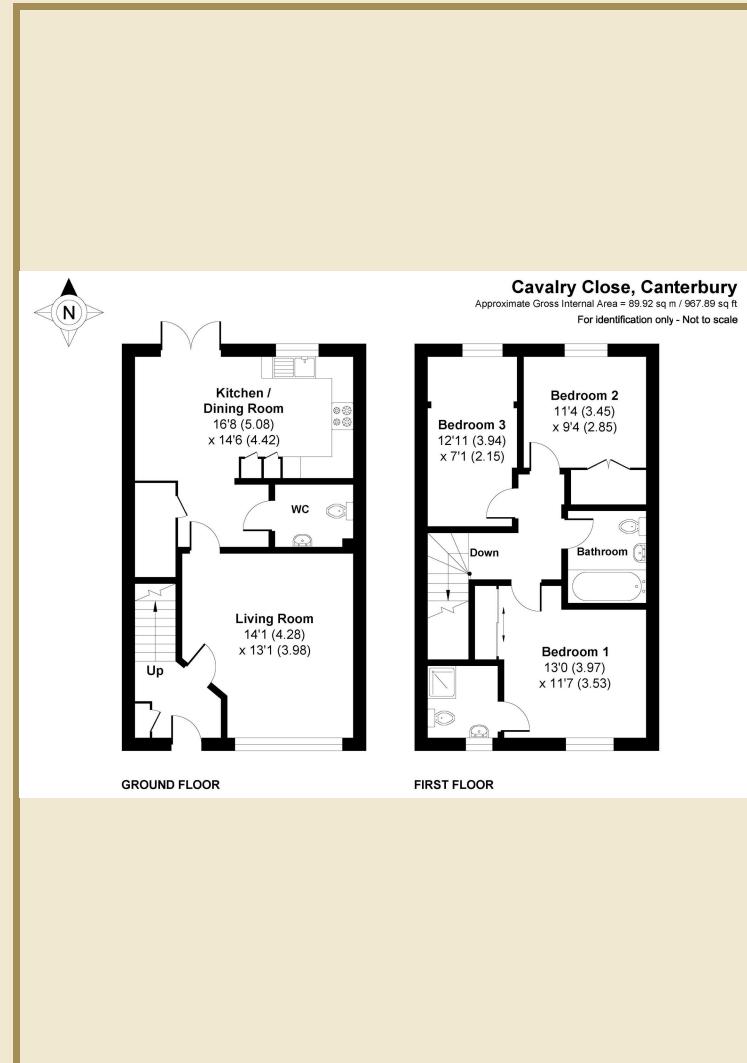
House - Mid Terrace

979.52 sq ft

Council Tax Band D

EPC Rating B

£350,000



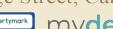
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		96
(81-91)	B	86	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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