



**Guide Price**  
**£450,000**

**Freehold**

4x  2x  1x 

**Bluebell Avenue,  
Littlebourne, Kent, CT3**

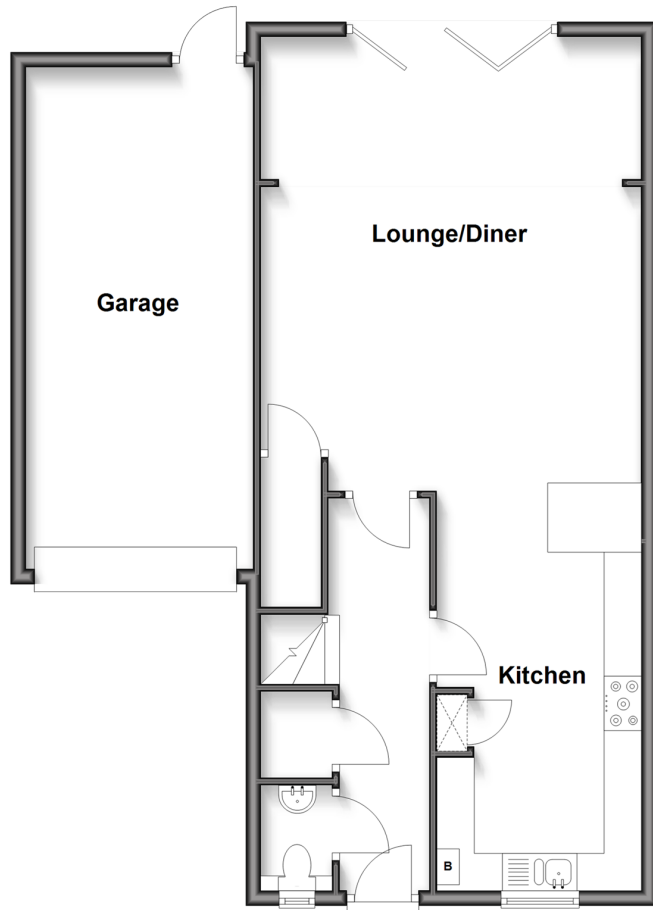
**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards

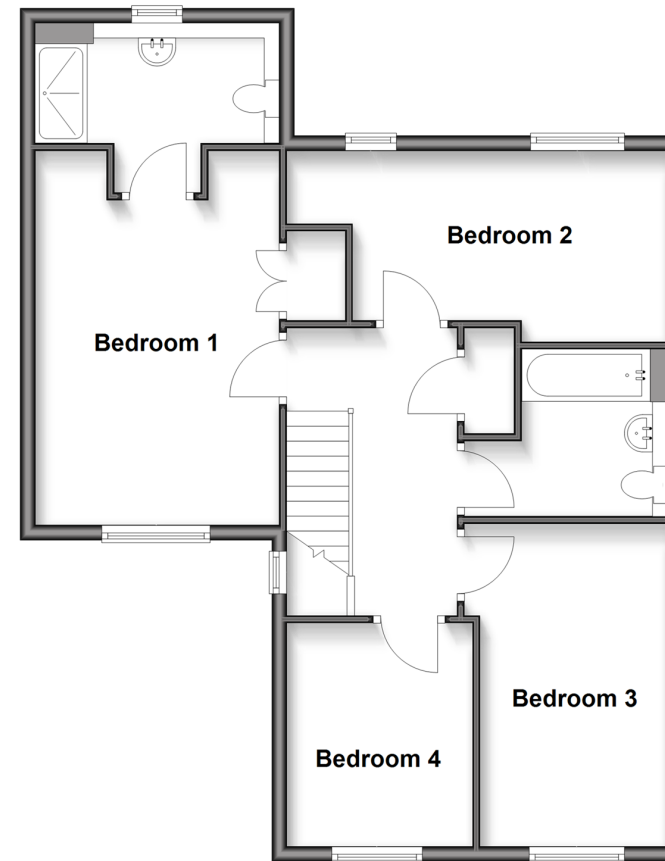
## Ground Floor

Approx. 79.6 sq. metres (857.3 sq. feet)



## First Floor

Approx. 70.2 sq. metres (755.2 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hallway

Cloakroom

Kitchen: 15'9 x 8'10 (4.80m x 2.69m)

Lounge/Diner: 22'2 x 16'8 (6.76m x 5.08m)

### FIRST FLOOR

Landing

Bedroom 1: 16'2 x 10'9 (4.93m x 3.28m)

En Suite Shower Room: 9'10 x 5'2 (3.00m x 1.58m)

Bedroom 2: 15'8 x 9'2 (4.78m x 2.80m)

Bedroom 3: 14'11 x 8'11 (4.55m x 2.72m)

Bedroom 4: 9'11 x 8'2 (3.02m x 2.49m)

Bathroom: 7'6 x 6'5 (2.29m x 1.96m)

### OUTBUILDING

Garage: 22'8 x 9'11 (6.91m x 3.02m)

### OUTSIDE

Front Garden

Driveway

Rear Garden





## Main features

- Driveway and garage to the side of the home
- Well maintained garden with mature borders
- Envious location in a popular village close to local amenities
- Beautiful open plan living space, with bi fold doors leading out onto the rear garden
- Built in 2022 on a small development and finished to a high standard throughout



### Nearest Schools

Primary Schools: Littlebourne C of E Primary 0.2 miles, Wickhambreaux C of E Primary 1.1 miles, Wingham Primary 2.2 miles  
Secondary Schools: St Anselm's Catholic School 2.8 miles, Simon Langton Girls' Grammar School 2.9 miles



### Transport Information

Train Stations: Sturry 2.3 miles, Adisham 2.9 miles, Bekesbourne 2.9 miles



### Address

Bluebell Avenue, Littlebourne, Kent, CT3



### Directions

For directions to this property please contact us.





Call Canterbury Branch 01227 766669 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.



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