



Discovery Drive

Preston, Canterbury, CT3 1FG

Guide Price £725,000

Freehold

An exceptional five-bedroom detached family home on Discovery Drive, Preston — offering over 2,000 sq ft of beautifully appointed living space, set within a modern development near Canterbury. Built within the last 10 years, this high-specification home boasts sleek contemporary styling, a sunny rear garden, and a spacious double garage, making it an ideal home for growing families.

The ground floor offers an elegant and practical layout designed for modern living. The welcoming entrance hall leads to a generous reception room with a front-facing bay window and French doors opening onto the garden, filling the space with natural light. The heart of the home is the large open-plan kitchen/breakfast room, featuring modern shaker-style cabinetry, integrated appliances, a central island with breakfast bar seating, and a bright dual-aspect layout with garden views. A separate utility/laundry room adds convenience, and there's also a well-sized formal dining room with another bay window, perfect for entertaining. A cloakroom/WC completes the ground floor.

Upstairs, the home offers five generous bedrooms, ideal for family life or remote working. The luxurious principal bedroom benefits from dual-aspect windows, a walk-in wardrobe, and a sleek en-suite shower room. Bedroom two also features its own en-suite, while the remaining bedrooms are served by a well-appointed family bathroom, offering stylish finishes and excellent proportions throughout.

Outside, the sunny rear garden provides an ideal space for outdoor dining, play or relaxation. To the front, the home benefits from a private driveway providing ample off-street parking, along with a spacious double garage.



The accommodation is as follows:
(NB: all measurements are an approximate guide only).

Ground Floor

Entrance Hall	
WC	
Reception Room	4.06 x 7.04 (max)
Dining Room	3.24 x 4.49
Kitchen/ Breakfast Room	4.40 x 6.76 (max)
Utility Room	2.13 x 2.44

First Floor

Landing	
Bedroom 1	4.38 x 6.42 (max)
En-Suite Shower	
Bedroom 2	3.33 x 4.22
En-Suite Shower	
Bedroom 3	2.12 x 3.71
Family Bathroom	
Bedroom 4	3.20 x 3.44 (max)
Bedroom 5/ Study	2.38 x 2.88

External

Front Garden	
Driveway	
Double Garage	5.30 x 5.72
Rear Garden	



Services: (Mains) Water, Gas, Electricity & Drainage.

Council Tax: Band G (Dover District Council)

Energy Rating: Current 86 | B. Potential 93 | A.

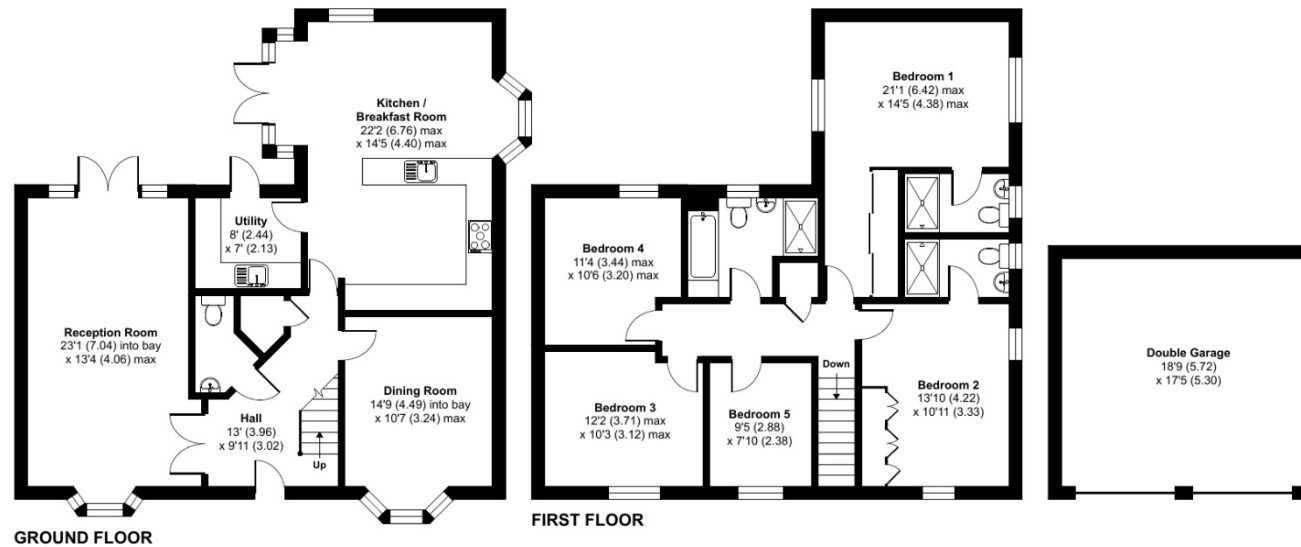
Agents Notes: This property benefits from a New Build warranty. Enquiry for more details.

Viewing by appointment only: Finn's Sandwich
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Approximate Area = 2005 sq ft / 186.3 sq m
 Garage = 329 sq ft / 30.5 sq m
 Total = 2334 sq ft / 216.8 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Finns. REF: 1303796

Agent's Note: Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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