



Connells

Sharnbrook Place
Canterbury



Property Description

blinds.

Connells are delighted to present to the market this stunning, contemporary four bedroom detached home situated in suburban Canterbury. Nestled within a quiet cul-de-sac, overlooking neighbouring orchards and bridleways, this home comprises of a spacious and high specification accommodation.

The main hall is centrally positioned and leads off to the main lounge to the left and study to the right, whilst to the rear is a lovely open plan kitchen and dining space, with fully integrated appliances, breakfast bar and an additional reception space with light flooding through via the double french doors and pitched skylight. Upstairs you will find four brilliant sized double bedrooms, with two boasting en-suites in addition to the main bathroom. In the master bedroom also has an innovative skylight which the developers nicknamed "The Watchtower", with 360 degree windows allowing plenty of light into the room.

Externally the property benefits from a low maintenance garden with patio and lawn areas which wraps around the west side of the plot, allowing plenty of evening sunshine. To the south side is a double garage which accessed through the study, in addition to a driveway for two cars.

Further benefits include air conditioning and heat pump system, underfloor heating to the ground floor, enhanced security and floodlighting, as well as electric shutters and

Cloakroom

6' 2" x 3' 5" (1.88m x 1.04m)

Study

13' x 12' 8" (3.96m x 3.86m)

Lounge

18' 6" x 13' 2" (5.64m x 4.01m)

Dining Room

19' x 18' (5.79m x 5.49m)

Kitchen

18' x 13' 3" (5.49m x 4.04m)

Bedroom One

13' 5" x 13' 2" (4.09m x 4.01m)

En Suite

7' 8" x 4' 11" (2.34m x 1.50m)

Bedroom Two

12' 6" x 12' 5" (3.81m x 3.78m)

En Suite

7' x 4' 1" (2.13m x 1.24m)

Bedroom Three

13' 2" x 8' 11" (4.01m x 2.72m)

Bedroom Four

12' 8" x 9' 8" (3.86m x 2.95m)

Externally

Front and Rear Garden, Double Garage and Driveway, Floodlit and CCTV.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: B

Tenure: Freehold

view this property online connells.co.uk/Property/CBY405517



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Property Ref: CBY405517 - 0006