



Connells

Sunshine Corner Avenue
Aylesham Canterbury

Sunshine Corner Avenue Aylesham Canterbury CT3 3EN

for sale
£425,000



Property Description

Nestled in the charming town of Aylesham, Sunshine Corner Avenue offers a perfect blend of comfort and modern living. This delightful four-bedroom home features a spacious open-plan living area, ideal for both relaxation and entertaining. The contemporary kitchen is equipped with high-quality appliances, utility area and ample storage, leading to a sunny dining space that opens onto a private garden, perfect for outdoor gatherings.

Bright and airy bedrooms ensure restful nights, with the master suite boasting an en-suite bathroom. Boarded loft with ladder access.

The property benefits from no through road to the front, yet has easy access to local amenities, schools, and scenic parks, making it an excellent choice for families. Off-street powered car-port for two cars and energy-efficient features add to the appeal.

Experience the warmth and vibrancy of this inviting residence in a friendly neighbourhood, where community spirit thrives. Don't miss the chance to make this lovely property your new home!

Entrance Hall

11' 9" x 7' 3" (3.58m x 2.21m)

Cloakroom

5' 4" x 2' 7" (1.63m x 0.79m)

Study

7' 5" x 7' (2.26m x 2.13m)

Lounge

12' 10" x 16' 5" (3.91m x 5.00m)

Kitchen/Diner

10' 2" x 27' 6" (3.10m x 8.38m)

Utility Room

5' 9" x 5' 4" (1.75m x 1.63m)

Landing

10' 1" x 8' 9" (3.07m x 2.67m)

Bedroom One

12' 6" x 11' 6" (3.81m x 3.51m)

En Suite

7' 4" x 4' 8" (2.24m x 1.42m)

Bedroom Two

11' 6" x 12' 3" (3.51m x 3.73m)

Bedroom Three

10' 3" x 11' (3.12m x 3.35m)

Bedroom Four

10' 3" x 9' 8" (3.12m x 2.95m)

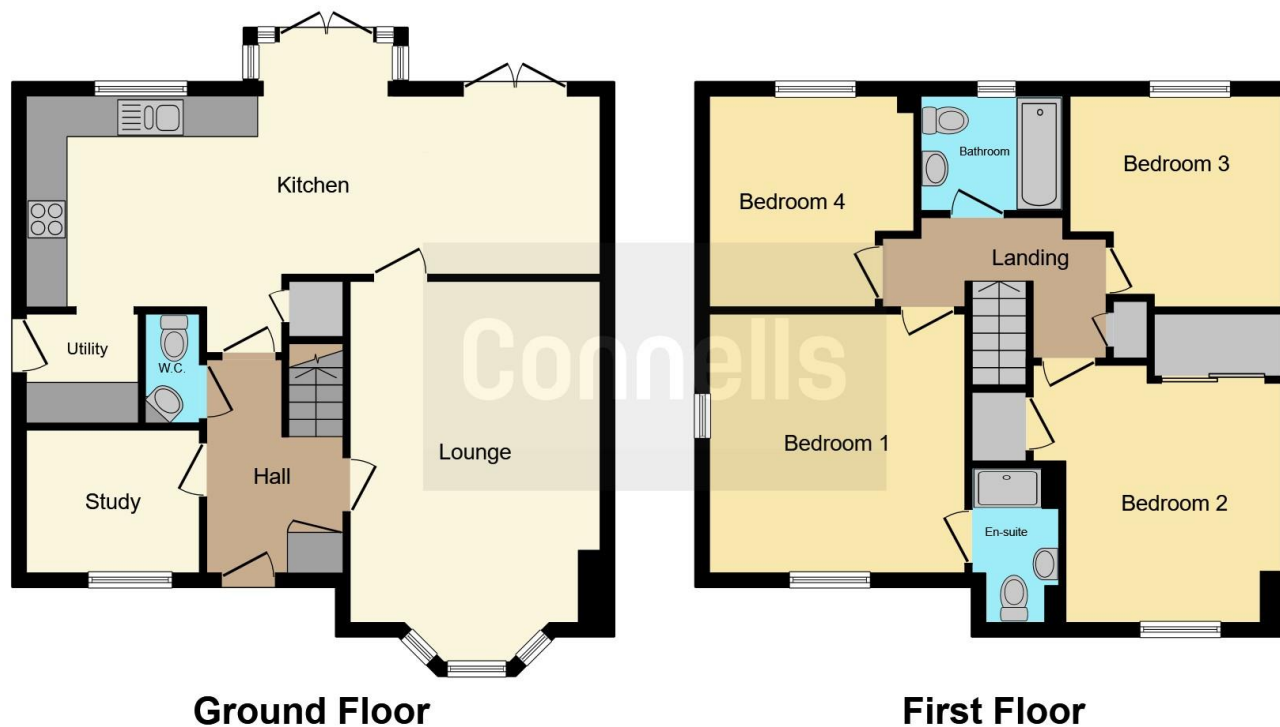
Bathroom

5' 5" x 6' 9" (1.65m x 2.06m)









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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T 01227 764 720
E canterbury@connells.co.uk

29-30 Watling Street
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EPC Rating: B

Tenure: Freehold

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