



Woodlands, 9 Puckle Lane, Canterbury, Kent, CT1 3JX

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**Woodlands, 9 Puckle Lane, Canterbury, Kent,
CT1 3JX**

Guide Price £725,000 Freehold

A very well presented 5 bedroom detached family home with bright and spacious rooms situated in the sought-after Puckle Lane just half a mile from the city centre.

- 5 Bedroom Detached Family Home
- Bright & Spacious Accommodation
- Well Presented Throughout
- 2 Bathrooms
- 130' Rear Garden
- Off Road Parking For Several Cars
- Double Garage
- Situated In A Quiet Lane Just ½ a Mile From The City
- Close To Schools

The front door opens to the entrance hall with stairs rising to the first floor and doors to the kitchen, reception rooms and downstairs bedrooms.

The kitchen/breakfast room is of an 'L' shape and is well appointed with a range of wall and base units, breakfast bar and ample space for a table & chairs. The sitting room/dining is bright and spacious and is situated to the rear of the house and overlooks the large rear garden.



Bedrooms 3,4 & 5 are all found on the ground floor along with a shower room.

Upstairs, the spacious landing leads to bedrooms 1 & 2 and the family bathroom. Bedroom 1 benefits from built in wardrobes and the bathroom comprises a modern white suite.

Outside, the property is set back from the lane behind a large front garden and ample off road parking. The rear garden measures approximately 130' x 65' There is side access from the front to the rear garden and a detached double garage providing very useful additional storage.

Puckle Lane is ideally situated being within an easy 5 minute walk of the city centre, Kent & Canterbury Hospital & Canterbury college. Many of the city's Grammar schools are within a short walk as are Canterbury East railway station and Canterbury West with its high speed service to London St Pancras in just 56 minutes. The University of Kent and the city's independent schools are all within a short drive.

Viewing: By appointment through Finn's, Canterbury. Tel: 01227 454111

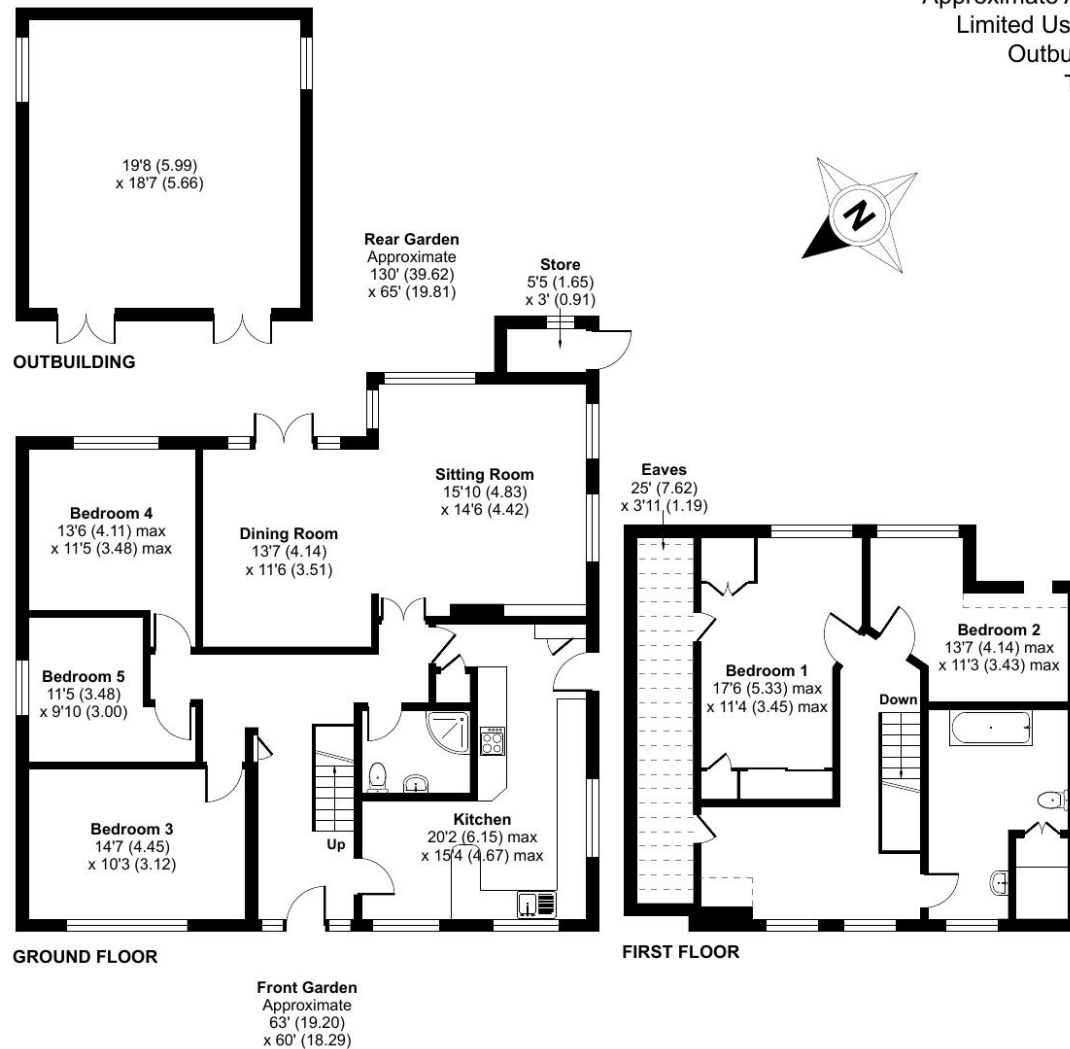
Services: Mains gas, electricity, water & drainage.

Council Tax: Band 'E' according to the website of the Valuation Office Agency (www.voa.gov.uk).

Date: These particulars were prepared on 26.10.2023



Approximate Area = 1894 sq ft / 176 sq m
 Limited Use Area(s) = 17 sq ft / 2 sq m
 Outbuildings = 381 sq ft / 35 sq m
 Total = 2292 sq ft / 213 sq m
 For identification only - Not to scale



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Finns. REF: 931755

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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