



Freehold



45 Berkeley Close, Dunkirk, Faversham ME13 9TR

- Semi Detached 1970's Built Property
- Extended & Improved
- Bespoke Joinery & French Doors
- Three Bedrooms & Bathroom
- Opportunity To Further Extend First Floor
- Immaculate Front Garden With Driveway
- Potential To Convert the Garage
- Situated Between Canterbury & Faversham

SITUATION:

The property is situated in the popular village of Dunkirk. It is approximately three miles east of Faversham and five miles west of Canterbury. Dunkirk has a new village hall, two garden centres, a farm shop, and the Red Lion public house. Its neighbouring village of Boughton-under-Blean has a long main street with a post office, village store, churches, a well-regarded primary school, hairdressers and several pubs and restaurants. The villages are very closely linked and share a real sense of community.

Dunkirk is close to the A2 which gives easy access to the motorway network. There is a regular bus service through the village to Canterbury and Faversham and the railway stations at both Canterbury and Faversham offer a regular service to London Victoria and Charing Cross as well as a high-speed link to London St Pancras.

The nearby town of Faversham has a thriving High Street with a variety of independent

traders as well as well-known brands and three times a week the town has a bustling market. The town has several well-regarded primary schools as well as the renowned Queen Elizabeth Grammar School and good leisure facilities including an indoor/outdoor swimming pool, a cinema, and a large recreation ground.

The cathedral city of Canterbury offers an even wider array of shopping, leisure, and educational amenities, including a selection of state and private schools, three universities, the White Friars Shopping Centre, the Marlowe theatre and two hospitals.

The seaside town of Whitstable is just 6 miles away and famous for its seafood and annual oyster festival held at the vibrant harbour and picturesque quayside, also has a variety of shops, boutiques and restaurants, a good selection of primary and secondary schools and excellent leisure facilities.



DESCRIPTION:

Built in the 1970's and been with one family for our 40 years this three bedroomed property has seen many enhancements, which includes an extension to the first floor which has created a large open plan living space that connects beautifully to the rear garden via French doors.

The current owners have made many improvements including the installation of a new kitchen, bespoke solid oak joinery, and a landscaped rear garden. There is over 1000 sq.ft of well-presented accommodation with the opportunity to extend above the sitting room or convert the garage.

Situated in the sought-after village of Dunkirk which is nestled between the Cathedral City of Canterbury and market town of Faversham, accessible by bus and less than a ten-minute drive in either direction it is perfect for anyone looking for village life, in a thriving community but with excellent connections.



The property sits elevated on Berkley Close, with a bloc paved driveway to the side, bordered by attractive flowers and a small immaculately presented patch of lawn, a pathway leads to the front door, which opens into an entrance hall.

The kitchen is on the immediate right and is a bespoke design with an array of wall and floor units which surround free standing appliances. There is potential to knock through into the garage and create a large kitchen diner, STPC.

The living room sits at the rear and has been vastly extended to create a dining area and sitting room slightly divided by a curved archway.

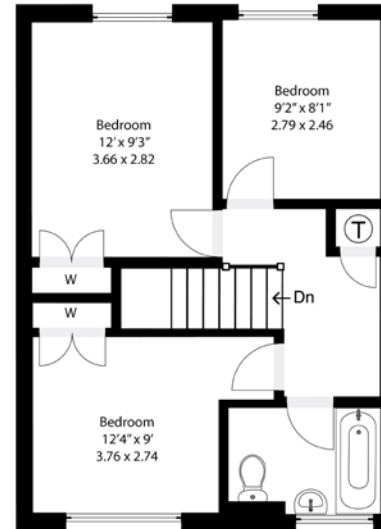
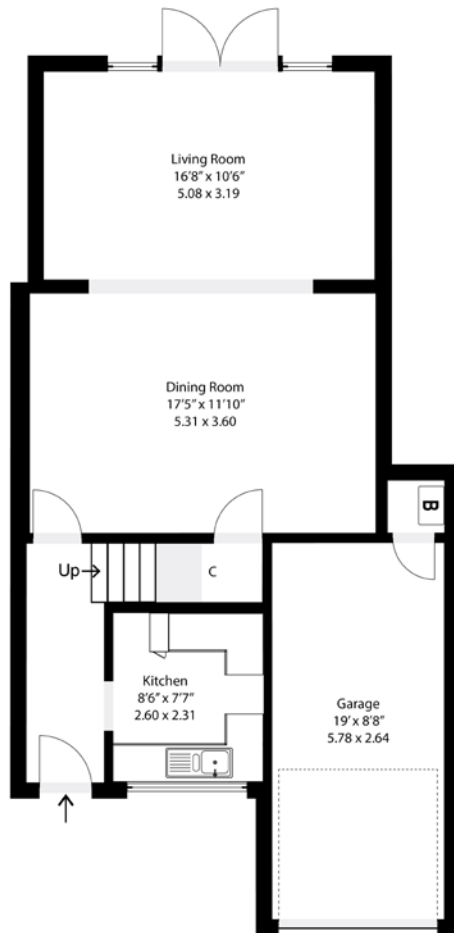
The sitting room has bespoke solid oak joinery which has been designed to offer a charming media unit with matching bookcase, the room looks out onto the tiered garden through the patio doors.

To the first floor there is three generously proportioned bedrooms and a well-appointed family bathroom, when the ground floor extension was completed, the footings are deep enough for the first floor to be extended which could offer additional bedrooms or potentially a principal suite.

OUTSIDE:

The façade is an attractive mix of weatherboarding and exposed brick complemented by the UPVC white windows and door. The bloc paved driveway leads to the garage, many other properties in the close have converted the garage and incorporated within their living accommodation. STPC

To the rear, the garden is tiered and incorporates patio areas, a small patch of lawn and a large pond, bordered by fencing.



TOTAL FLOOR AREA: 1178 sq. ft (110 sq. m)
 HOUSE: 1007 sq. ft (94 sq. m)
 GARAGE: 171 sq. ft (16 sq. m)



EPC RATING
 TBC



COUNCIL TAX BAND
 C



GENERAL INFORMATION
 All services are connected

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD

01227 752617 | sales@foundationestateagents.co.uk | www.foundationestateagents.co.uk

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements, floor plans and site plans are a guide to prospective buyers only, and are not precise. Fixtures and fittings shown in any photographs are not necessarily included in the sale and need to be agreed with the seller. Foundation Estate Agents is a trading name of Foundation Property Services (Kent) Limited. Registered in England and Wales No. 7139236. Registered Address: Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD.

