



Unfurnished



35 Dargate Road, Yorkletts, Whitstable, Kent, CT5 3AD

Newly Redecorated Semi Detached Bungalow
Three Good Sized Bedrooms
Family Bathroom and En-Suite Shower Room
Spacious Reception Room
Fitted Kitchen Diner
Off Street Parking For Two Cars
Well Maintained Garden
Gas Central heating and Double Glazing

SITUATION

Yorkletts is a small village approximately three miles from the harbour town of Whitstable. It is home to the Woodlands Trust's largest and newest site, Victory Woods which covers approximately 140 hectares and has stunning views over the Thames Estuary. The woods lie in the North Kent Plain Natural Area between the North Downs Area of Outstanding Natural Beauty and the Thames Estuary. The award-winning Dove pub is within walking distance alongside Ashmore Cheese Farm shop which is just a few minutes' walk away.

Nearby Whitstable offers a wide range of amenities including doctors, dentists, independent and high street shops, a railway station, restaurants, schools, leisure facilities and a wonderful harbour and quayside.

The charming market town of Faversham is just five miles away and has a wide range of high street shops and independent retailers which adorn its attractive high street and its bustling market square. The town also offers

excellent leisure facilities with an indoor and outdoor swimming pool, a cinema, a large park and recreation ground, a museum and numerous pubs and restaurants. It has a good selection of primary schools and two secondary schools, one of which is the renowned Queen Elizabeth Grammar School. Faversham has a mainline railway station with a regular service to London Victoria, Cannon Street and Charing Cross and a high-speed rail link to London St. Pancras. The nearby M2 motorway gives excellent and fast access to London.

The city of Canterbury is approximately five miles away this has a vibrant city centre, which has a wide array of High Street brands alongside independent retailers, cafes and international restaurants and offers a selection of sporting, leisure, and recreational amenities, including the Marlowe Theatre. The city also offers a good selection of State grammar schools, several private schools and three universities. The city is served by two mainline railway stations which connect with London Victoria and London St Pancras.



DESCRIPTION

This charming semi detached bungalow has been recently redecorated throughout and partly refurbished along with having new floor coverings in most rooms enhancing the property and ensuring that it is offered in a beautifully presented condition. The property has spacious and flexible accommodation and would suit the mature or expanding family or those who work from home and need extra space.



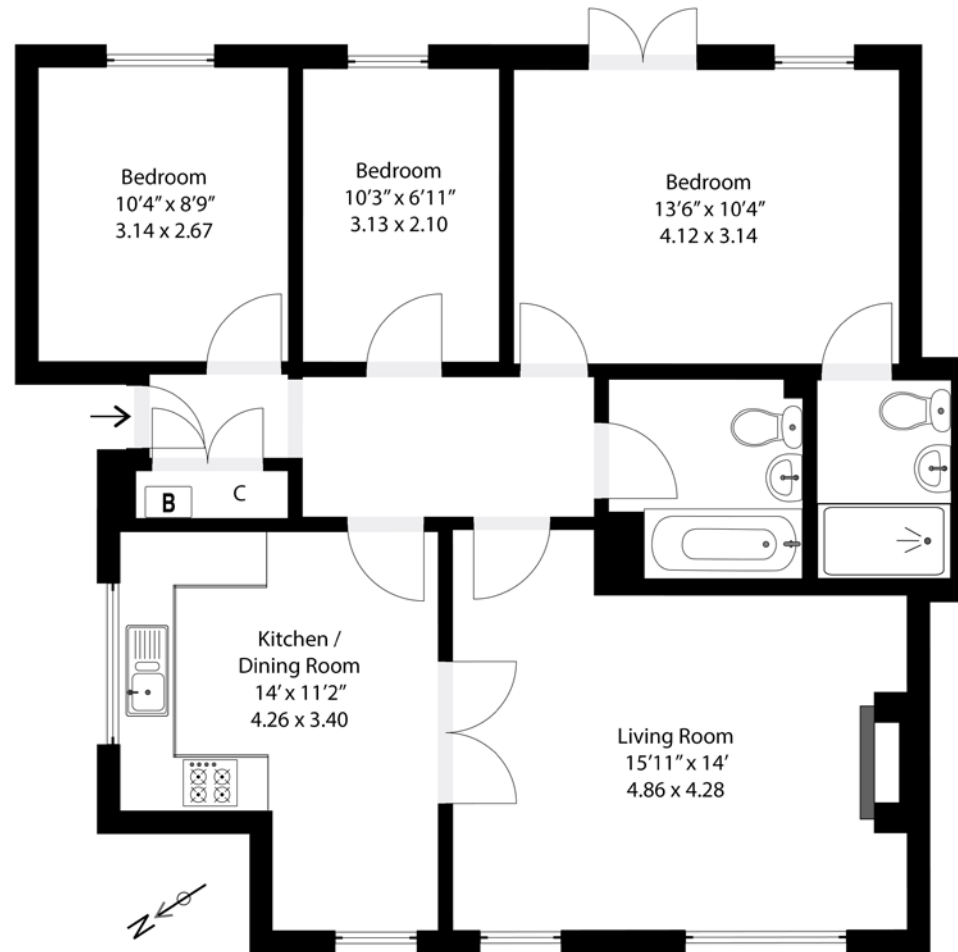
On entering the property you are welcomed into the entrance hall which has attractive laminate wood flooring and access to all rooms. The spacious reception room again continues the laminate flooring and also features an attractive cast iron feature fireplace and has uplighter and two double glazed windows to the front. There is a spacious fitted kitchen diner which has light oak wall and base units with contrasting marble effect work surfaces and inbuilt appliances which include gas hob, electric

oven and extractor fan over. There is also a washing machine and fridge freezer provided.

There is also an attractive ceramic tiled floor. There are three good sized bedrooms with the main bedroom having an en suite shower room which has a modern fitted three piece suite comprising a large shower cubicle, WC and wash hand basin. There is also a family bathroom again with a modern three piece suite comprising a panelled bath with mixer taps and shower attachment, WCV and wash hand basin. The property also benefits from full gas central heating and double glazing.

EXTERIOR

The property is set back from the road and has a lawned area and paved off street parking for two cars. There is side pedestrian access to the garden at the rear. This area is separated into different areas with a lawn and separate decked patio along with a separate shingle patio and established shrubs and borders.



Total Floor Area
79 Sq M/ 846 Sq Ft.



EPC RATING
C



COUNCIL TAX BAND
C £1880 PA



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

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

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