



Freehold



4 Orchard Gate, Berkeley Road, Dunkirk, ME13 9FB

- Double Fronted Detached Residence
- A Small Exclusive Development
- Exceptionally Energy Efficient
- Open Plan Living Areas With Bi-fold Doors
- Four Bedrooms & Two Bathrooms
- West Facing Rear Garden
- Recently Paved Driveway & Garage
- Village Location Close To The Market Town Of 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:

A beautiful double fronted, detached residence built in 2015 and situated in a small private close of just seven attractive and individually styled houses.

Orchard Gate is an exclusive development centred around an old manor house, thought to have once been a dairy, it's a handsome property, with lots of character, whilst the other six properties are modern, they have been architecturally designed to complement the original house.

Number four occupies an envious position with west facing rear garden, a recently paved driveway, and a garage with electric door. Internally there is almost 1400 sq.ft of exceptionally excellent energy efficient accommodation with high levels of insulation, double glazing, and a gas central heating system with underfloor heating installed throughout the whole of the ground floor.



The front door opens into a spacious hallway with cloak room, understairs storage and study which overlooks the close. High quality wood effect flooring has been laid seamlessly throughout and leads through to the kitchen dining area at the far rear.

An array of wall and floor units integrate many main appliances and include a double oven, microwave, and dishwasher whilst the kitchen is further enhanced by a well-appointed utility room with plenty of space for laundry appliances.

Bifold-doors open onto the garden whilst the dining area is partially open to the dual aspect sitting room which has a wood burning stove encompassed by a limestone mantle.

To the first floor one will find four generously proportioned bedrooms and a well-appointed family bathroom, the principal bedroom has an ensuite shower room and benefits from fitted wardrobes.

OUTSIDE:

The west facing garden feels private and peaceful and enjoys sunshine most of the day and into the late into the evening, it has a large patio area running the full width of the property which leads onto low maintenance artificial grass.

To the front of the property the current owners have recently laid a paved driveway allowing enough space for three cars in addition to visitor bays, opposite the property there is a garage with electric door, and ample storage space.

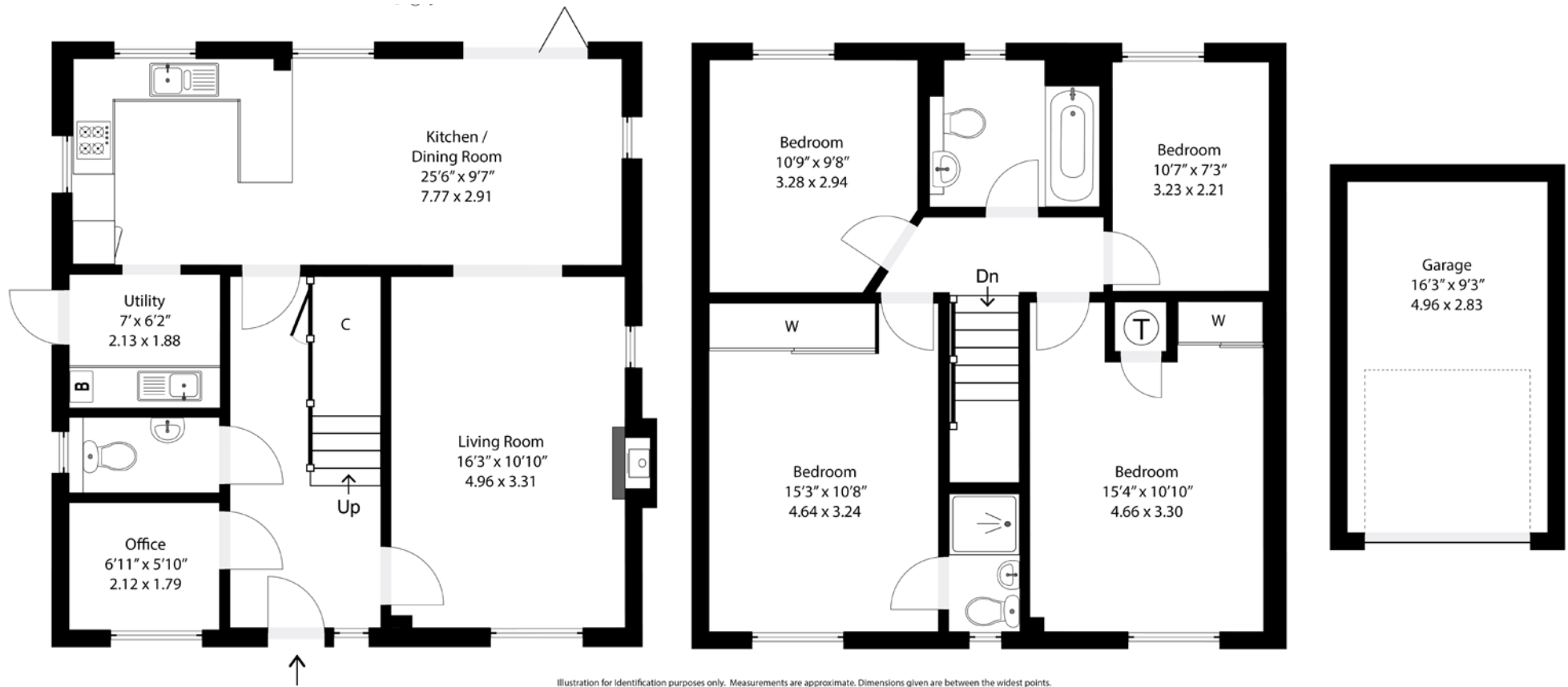


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.



TOTAL FLOOR AREA: 1513 sq. ft (141 sq. m)
 HOUSE: 1362 sq. ft (127 sq. m)
 GARAGE: 151 sq. ft (14 sq. m)



EPC RATING
 B



COUNCIL TAX BAND
 E



GENERAL INFORMATION
 All services are mains connected

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