



FOUNDATION

01227 752617

sales@foundationestateagents.co.uk

www.foundationestateagents.co.uk



28 Bell Avenue, Canterbury, Kent, CT1 3ZN

3 BEDROOMS 2 BATHROOMS 1 RECEPTION



28 Bell Avenue, Canterbury, Kent CT1 3ZN

- Superb Semi Detached Home
- Modern Built Development
- Spacious Open Plan Reception Room And Fitted Kitchen
- Two Bathrooms And Ground Floor Cloakroom
- Car Port For Two Cars And Visitor Parking
- Landscaped Garden
- Energy Efficient Home
- Close Proximity To Canterbury and Transport Facilities

SITUATION:

Saxon Fields will be a distinctive collection of Art Deco-inspired homes set in a magnificent elevated site on Canterbury's southern boundary.

Bordered by rolling countryside, farmland and mature woodland – even the occasional vineyard – Saxon Fields is also close to excellent transport links for London and the South East, and offers easy access to the Kent coast and the continent.

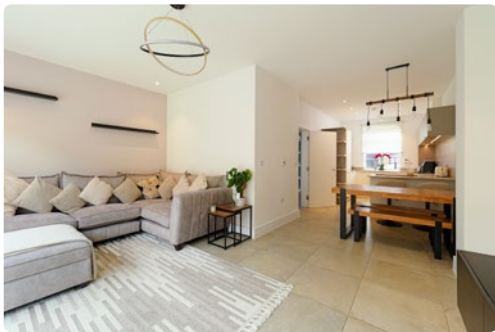
The cathedral city of Canterbury is a vibrant and cosmopolitan city, with a thriving city centre offering a wide array of High Street brands alongside a diverse mix of independent retailers, cafes, and international restaurants.

The city also offers a fine selection of sporting, leisure, and recreational amenities, including the refurbished Marlowe Theatre.

Canterbury has an excellent choice of educational amenities, ranging from Grammar schools to well-regarded private schools and three universities.

Canterbury offers a regular rail service to London Victoria, Charing Cross and Cannon Street and the high-speed rail link connects with London's St Pancras from Canterbury West station in just under one hour.

Ashford International station and the Channel Tunnel at Folkestone are both about 14 miles away and provide regular Eurostar and shuttle services to the continent, whilst the A2/M2 motorway provides good access to both London and the Channel port of Dover.



DESCRIPTION:

A striking semi-detached three bedroomed property built to an exceptionally high standard by the prestigious Pentland homes.

Creatively designed allowing natural light and energy to flow through the 1000 sq.ft of beautifully configured space.

One will find a spacious open plan living area which have bi-fold doors which open onto a large southwest facing rear garden, whilst sleek lines, contemporary fixtures and fine craftsmanship flourish throughout.

An art deco styled façade provides a welcoming entrance with dark framed windows and doors complementing the exposed brick.



Double glazed doors open into a little lobby whilst another door opens into an entrance hall with a generously proportioned cloakroom

To the left of the hallway there is a wonderful open plan living space with contemporary Roma kitchen which integrates all main appliances including fridge freezer, dishwasher cooker and induction hob and high-quality wood effect work top finishes the space, whilst a breakfast bar sits to one end.

The spacious open plan sitting room sits to the rear with magnificent floor to ceiling bi-fold doors occupying the rear elevation and overlooking and leading to the garden.

Stairs lead to a landing which leads to three generously proportioned bedrooms and a well-appointed family bathroom with Roca suite and Vado fixtures.

The principal bedroom benefits from an elegant ensuite shower room.

OUTSIDE

The beautifully presented garden has a low maintenance artificial lawn, whilst a patio runs the full width of the property and with the garden not being overlooked at the rear it offers the perfect space to relax. The property is also set back from the road on a quiet cul de sac location and there is ample visitor parking available. There is a twin car port to the rear of the property which is directly accessed via a side gate to the house.

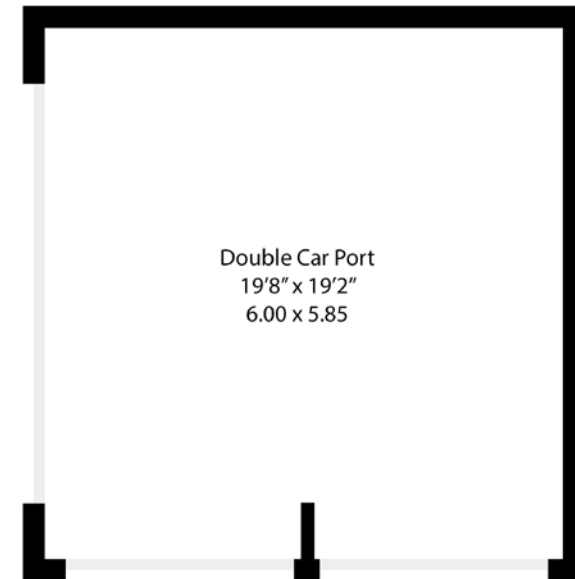
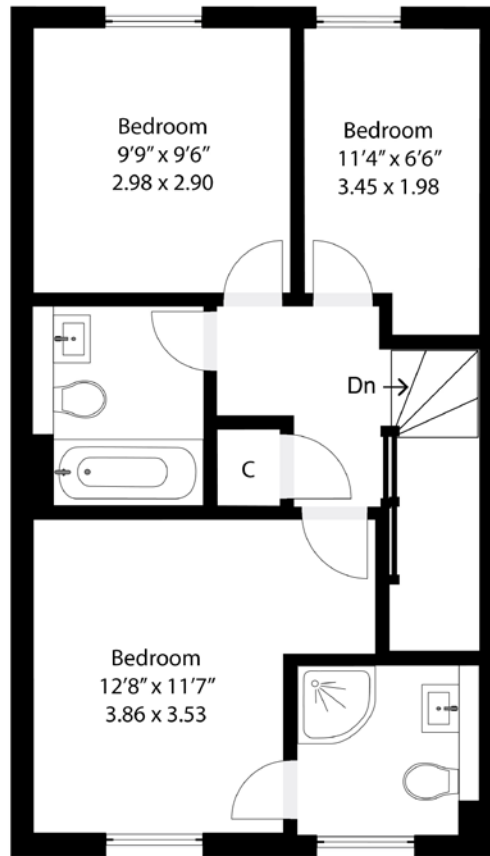
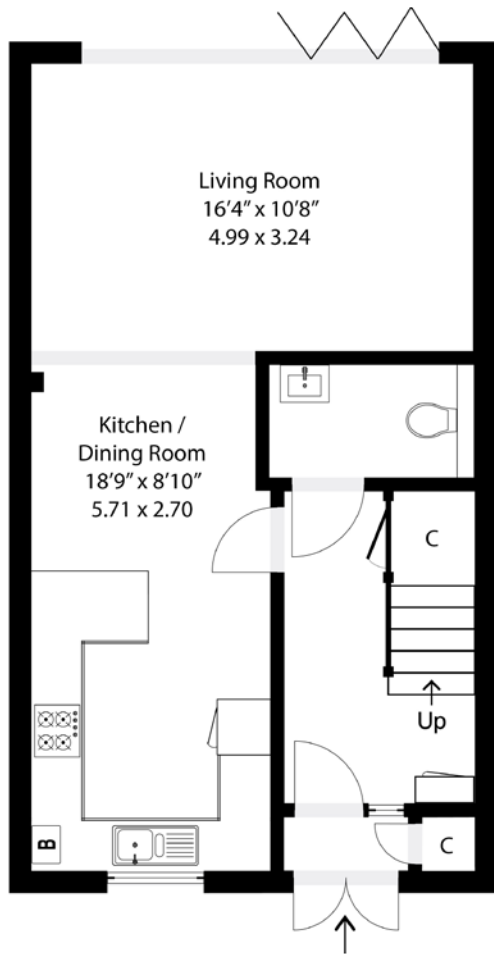


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.



TOTAL FLOOR AREA:
Internal 91 Sq. M/983 Sq. Ft.
Garage 35 Sq. M/377 Sq. Ft



EPC RATING
B



COUNCIL TAX BAND
D



GENERAL INFORMATION
Part Furnished

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

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