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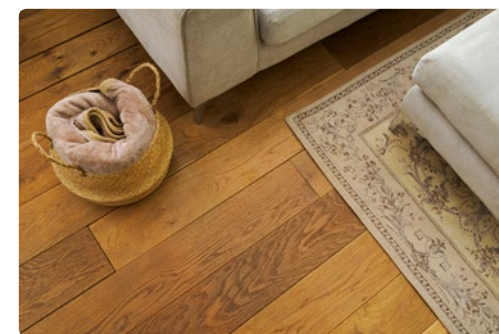
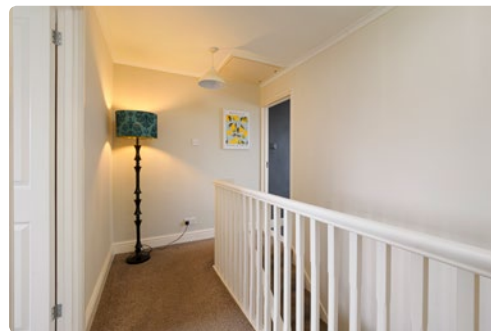
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14 Clover Rise, Whitstable CT5 3HA

3 BEDROOMS | 1 BATHROOM | 2 RECEPTIONS

Freehold



14 Clover Rise, Whitstable CT5 3HA

- Artistically Presented Three Bedroomed Family Home
- Open Plan Kitchen Breakfast Room & Conservatory
- Fitted Modern Kitchen With Separate Pantry
- Charming Sitting Room With Oak Flooring & Fireplace
- South Westerly Facing 70 Ft Rear Garden
- Large Driveway & Attractive Front Garden
- Garage Which Could Be Further Converted STPC
- Walking Distance To The Beach Front & High Street

SITUATION:

Clover Rise is perfectly positioned just outside of Whitstable and Tankerton, yet moments to a selection of convenience stores. The beach and town centre can be reached within a 20 minute walk whilst the train station which provides direct links to London is just over a mile from the property.

For those that are keen on cycling and walking The Crab & Winkle Way offers excellent routes into Canterbury, through woodland and Kents countryside.

The seaside town of Whitstable has a variety of independent shops and boutiques, as well as high street names. There are good local primary and secondary schools, numerous restaurants, and excellent leisure facilities. It has its own mainline railway station with a high-speed service to St Pancras, a regular Stagecoach bus service and good road links to London and the coast via A290/M2.

The nearby 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, including three comprehensive schools, three Grammar schools and a number of well-regarded junior and senior private schools. There are also three universities, two hospitals and two railway stations with a regular and fast service to London.



DESCRIPTION:

A bright and exceptionally spacious three-bedroom semi-detached family home, offering over 1000 sq. ft. of artistically presented accommodation.

Situated in a sought-after location on the edge of the vibrant seaside town of Whitstable, the property is just a short walk to the beach and even closer to the colourful and bustling High Street.

The property occupies a generous plot with a particularly large and private, south westerly-facing rear garden and a substantial driveway with space for several cars. The garage has been partially connected to the property but could be further converted in the future to offer additional living space.



The front door sits to the side of the property and opens into a large, spacious hallway with stairs leading to the first floor. To the right, an elegant sitting room features solid oak flooring, and an attractive fireplace which is centrally positioned on the chimney breast.

The kitchen/breakfast room has been fitted with an array of gloss units, finished with wood-effect worktops and complemented by attractive tiles. The space is further enhanced by a large pantry and room for a breakfast table.

French doors open into the conservatory, which is currently used as the dining room and enjoys views of the south-westerly facing garden.

To the first floor, a large galleried landing leads to three generously proportioned bedrooms and a well-appointed family bathroom. The main bedroom is almost 16 ft long and includes an extensive range of fitted wardrobes.

OUTSIDE:

A pretty garden with cherry blossom trees sits to the side of the driveway, which leads to the detached garage, partially connected to the house via a secure walkway.

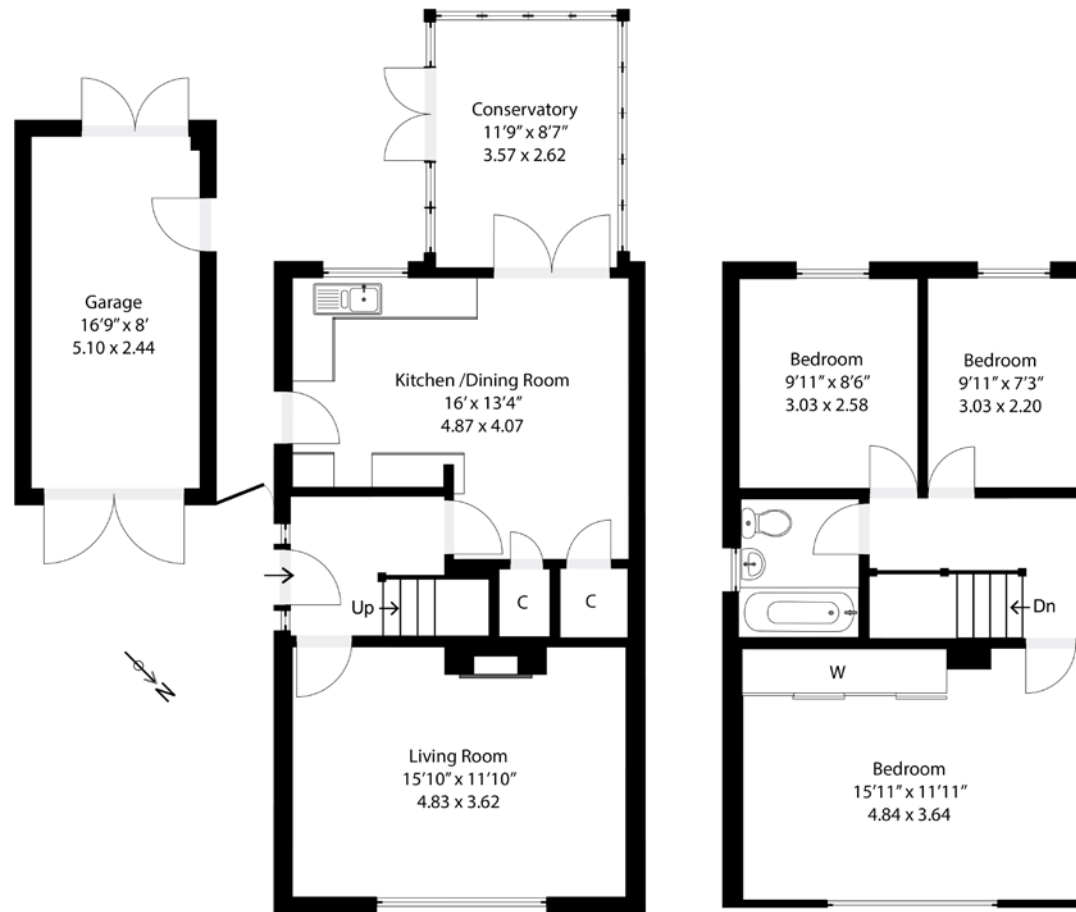
The garden is south westerly facing and stretches over 70ft long and incorporates a very private patio area which is accessed via the conservatory and leads to neatly laid lawn reached by a few steps. The garden is bordered by mature hedging and smart fencing and interspersed with several established shrubs and young trees.











TOTAL FLOOR AREA: 1181 sq. ft (109 sq. m)
HOUSE: 1047 sq. ft (97 sq. m)
GARAGE: 134 sq. ft (12 sq. m)



EPC RATING
D



COUNCIL TAX BAND
D



GENERAL INFORMATION
All services are mains connected

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