



1 Weatherall Close, Dunkirk ME13 9UL



- Impressive Modern Detached House
- Striking & Contemporary Interior
- Four Double Bedrooms - Two Bathrooms
- Two Large Reception Rooms
- Stunning Kitchen/Breakfast Room
- Driveway & Partly Converted Double Garage
- Secluded Gardens Backing Onto Orchards
- Prime Position Within An Exclusive Cul-De-Sac

SITUATION:

Weatherall Close is a small, select development of detached houses in the popular village of Dunkirk. It is approximately three miles east of Faversham and five miles west of Canterbury and is situated next to Blean Woods which are a designated Site of Special Scientific Interest.

Dunkirk has a new village hall, garden centre, 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

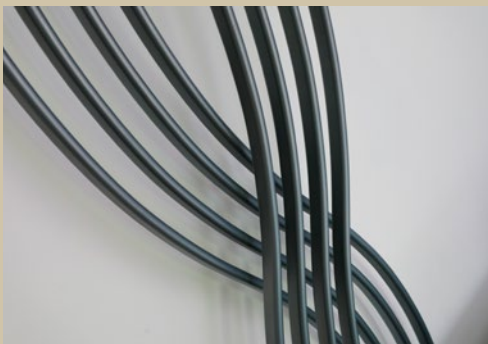
Canterbury and Faversham offer a regular service to London Victoria and Charing Cross as well as a high speed link to London St Pancras.

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.





DESCRIPTION:

A spacious detached family home with an exceptionally stylish and contemporary interior, set within a generous plot and surrounded by two acres of beautiful communal orchards in an exclusive modern development in Dunkirk.

The property was built in 2000, but has undergone an extensive programme of upgrades and improvements by the current owners.

These include a high specification new kitchen with quartz worktops, a new boiler with contemporary radiators, new flooring, air conditioning and stylish new décor including several bespoke feature walls.

The property is entered via a UPVC double glazed front door, which opens into a porch.

From here, a leaded double glazed door opens into an entrance hall with stairs to the first floor, lovely Kardean wood effect flooring and a well appointed cloakroom with an individually designed feature wall.

The Kardean flooring continues into a stunning, dual aspect kitchen/breakfast room with an LG Air-Cool Gallery air conditioning unit and double glazed French doors which open onto the garden.

The kitchen has been fitted with an extensive range of sleek wall and floor units, set around quartz work surfaces, a range of integrated appliances and a large breakfast bar.

The kitchen is complemented by a utility room with matching units and flooring and

access to the garden and the integral garage.

This was formerly a double garage, however the rear section of one half has been converted into the utility room.

The living room is an impressive dual aspect room, with double glazed French doors to the garden and a striking feature wall, created with bespoke, handmade tiles, with LED lighting and an inset electric fire.

The sitting room opens into a spacious dining room, with an equally distinctive feature wall, an air conditioning units and

double glazed French doors to the garden.

On the first floor, a galleried landing leads to four double bedrooms and a well appointed family bathroom with a modern white suite.

The master bedroom is a lovely double room, with extensive built-in wardrobes, a discrete Air-Cool Gallery air conditioning units and an en-suite shower room.

This has been fitted with a stylish and contemporary white suite, with a walk-in shower enclosure and attractive ceramic tiling.



TENURE: FREEHOLD



OUTSIDE:

The property is set within a generous plot, with a block paved driveway which provides parking for numerous vehicles and is the only house on the entire development without a shared access to it.

The gardens wrap around the rear and the side of the house and back directly onto the orchards.

The gardens have been carefully landscaped with ease of maintenance in mind and are a mix of artificial grass and bonded resin patio areas and pathways.

There are several mature trees which help provide a good degree of privacy for the garden.

In addition to the garden, the property also enjoys the use of two acres of beautiful communal orchards which border the development.

We understand that there is an annual charge of £180 for the upkeep of these orchards.





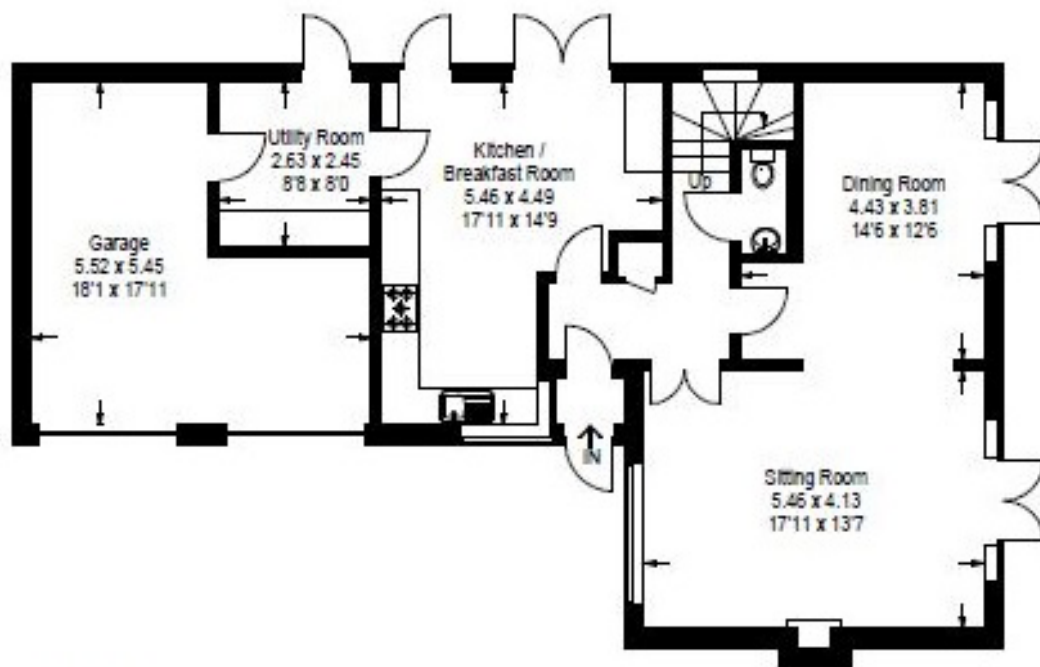


TOTAL FLOOR AREA: Approx. 2058 sq. ft (191.2 sq. m)

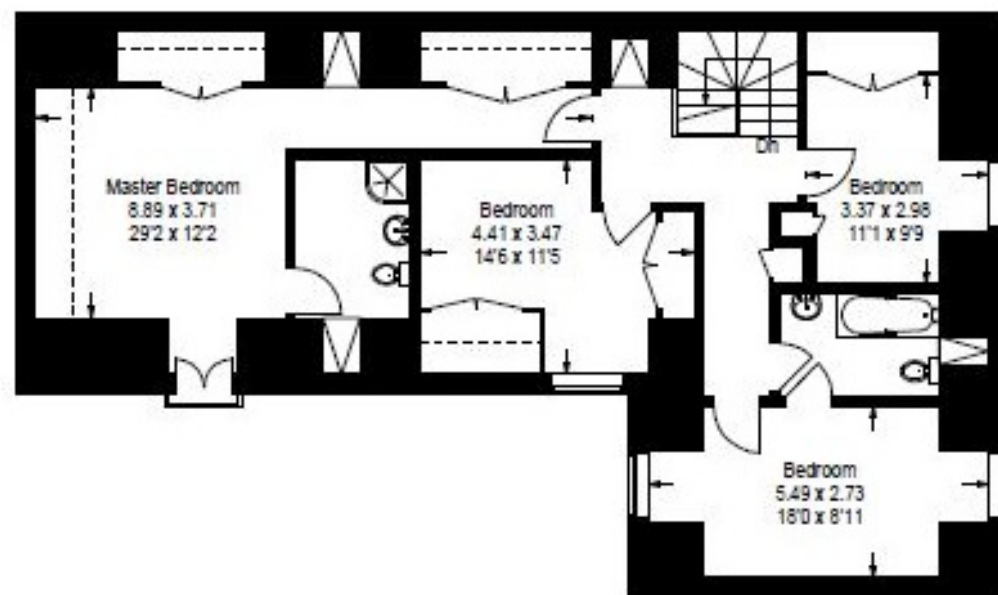
EPC RATING: D

COUNCIL TAX BAND: F

GENERAL INFORMATION: All mains services connected. There is a maintenance fee of approx. £180 per annum for the upkeep of the communal areas.



Ground Floor



First Floor

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