





## 22 Woodside, Dunkirk ME13 9NY



- Attractive Modern Detached Bungalow
- Immaculately Presented Throughout
- Two Double Bedrooms
- Modern & Stylish Kitchen & Bathroom
- UPVC Double Glazing & New Boiler
- Driveway & Garage
- Beautifully Planted & Secluded Rear Garden
- Quiet Location Yet Close To Amenities

### SITUATION:

Woodside is a small development of detached properties in the popular village of Dunkirk, but within easy reach of Boughton-under-Blean as well.

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.

Boughton-under-Blean has an extremely long main street with scores of period

buildings either side and is a designated conservation area.

The village benefits from a very good primary school, a post office and village stores.

There are a range of pubs and restaurants and it has a real community feel. Boughton and Dunkirk are close to the A2, which gives easy access to the motorway network, London and coast bound.

The nearby towns of Faversham and Canterbury offer a wide choice of secondary education, leisure amenities and excellent shopping facilities. Canterbury also offers two railway stations with a regular rail service to London Victoria, Charing Cross and Cannon Street as well as the Kent coast.

The high speed rail link connects with London St Pancras in just under one hour.







## DESCRIPTION:

An attractive modern two bedroom detached bungalow, set within beautifully planted and well established gardens and situated at the end of a quiet cul-de-sac, within easy reach of Boughton's many amenities.

The property has seen numerous improvements in recent years and now offers incredibly well appointed accommodation, with a modern kitchen, bathroom, UPVC double glazing and a new boiler, whilst also having been completely redecorated throughout.

The front door opens into a pleasant entrance hall, with easy maintenance wood effect flooring. There are two spacious double bedrooms to the front of the property, both with built-in wardrobes.

Adjacent to the main bedroom, there is a beautifully appointed shower room, with a traditionally styled white suite and attractive stone effect ceramic tiling.

The living space is to the rear of the bungalow and is a splendid open plan 'L' shaped living room and dining room with double glazed French doors which open onto the rear garden.

The kitchen has been fitted with an excellent range of traditionally styled wall and floor units, set around wood effect work surfaces, some integrated appliances and

stylish ceramic wall and floor tiles. The kitchen also has access to the side passageway, via a UPVC double glazed door.

## OUTSIDE:

The property is set back from the road behind a pretty front garden, which is mainly laid to lawn, with mature flower and shrub borders.

A driveway provides parking for several cars and leads to a garage with an up and

over door, power and a UPVC double glazed door to the rear garden.

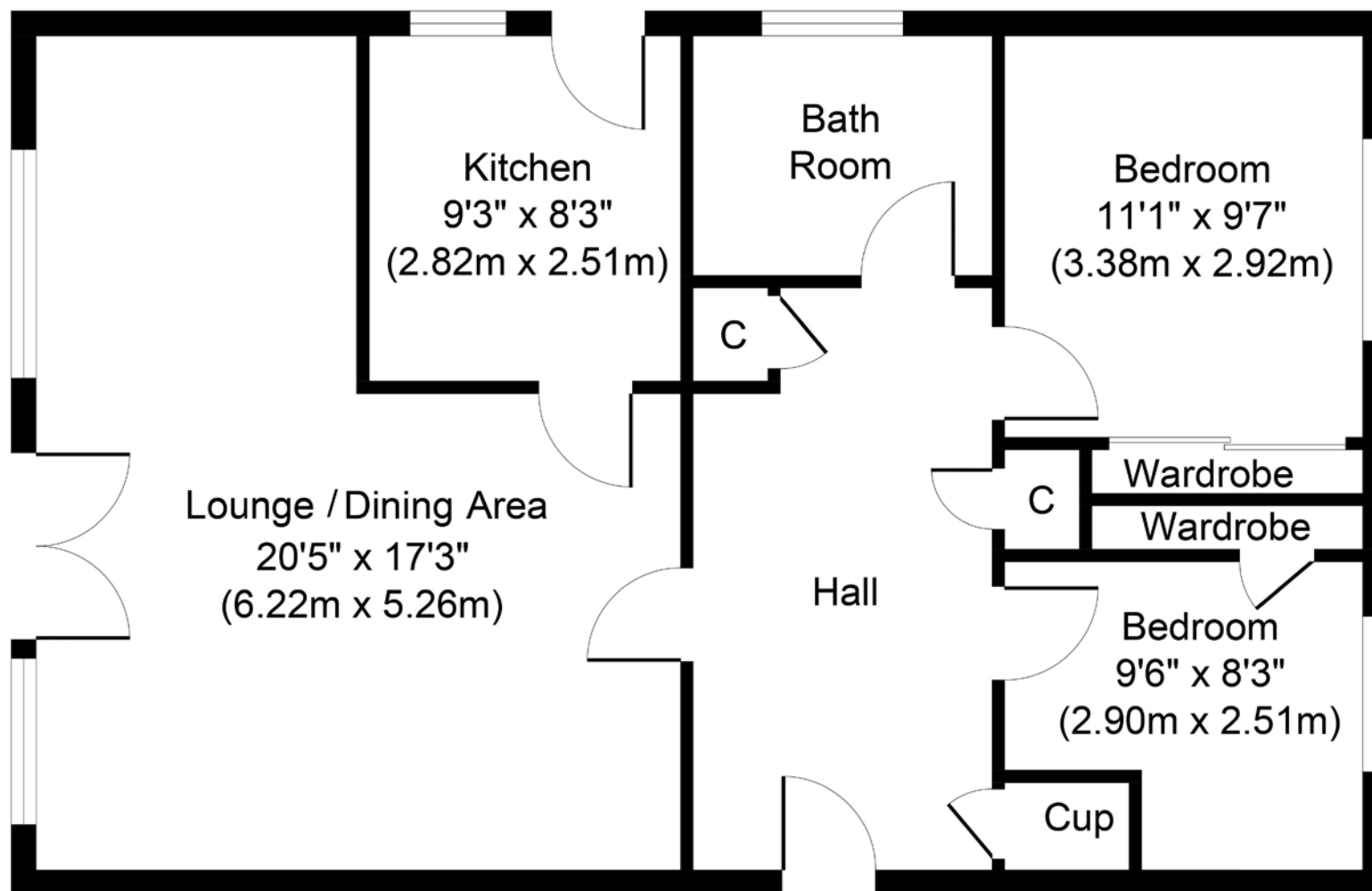
The rear garden measures approximately 38 ft and has been beautifully planted with a wide variety of colourful flowers and shrubs. There is a full width patio area, a useful timber shed, a potting shed, a vegetable garden and a lovely summerhouse at the bottom of the garden.

The garden enjoys a high degree of privacy and is a fabulous addition to this wonderful home.



## TENURE: FREEHOLD

TOTAL FLOOR AREA: Approx. 792 sq. ft (73.57 sq. m)  
EPC RATING: D COUNCIL TAX BAND: D  
GENERAL INFORMATION: All mains services connected.



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