

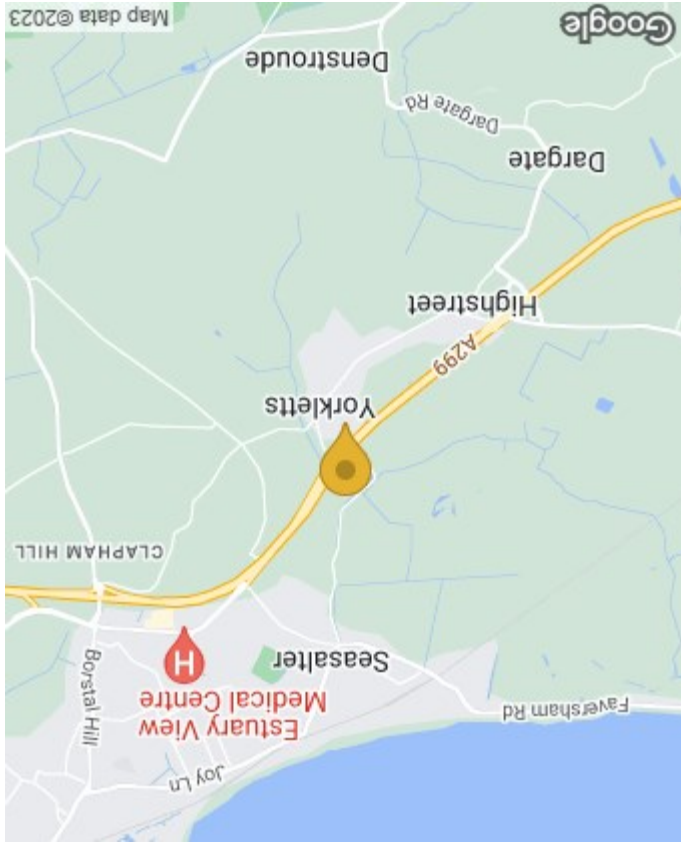


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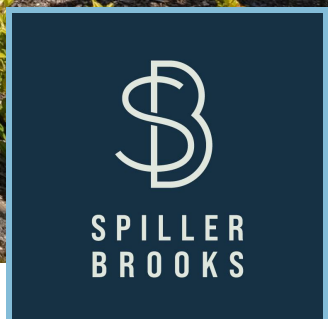
Energy Efficiency Rating	
Current	Potential
84	92

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
G	A



2 Croft View Dargate Road  
Yorkletts, Whitstable, CT5 3AB



Working for you and with you



## 2 Croft View Dargate Road Yorkletts, Whitstable, CT5 3AB

Accessed via a private no through lane, Cedar View is a superb, detached property built in 2014 to Code 4 for Sustainable Homes; an air source heat pump and solar panel for hot water help to reduce energy costs, a desirable asset in current times.

Immaculate and ready to move straight in, this smart home is well maintained by the current owners. A spacious entrance hall is a welcoming introduction and sets the tone for the accommodation throughout; cloakroom, dual aspect lounge with multi-fuel burner, kitchen/diner and Upvc conservatory with glass roof and access to the rear garden. The principal bedroom overlooks the rear garden and benefits from an en-suite shower room, there are two further double bedrooms and a sleek white bathroom.

Mature and well-kept surrounding gardens comprise generous lawns, a variety of planting, and a good size frontage providing parking for numerous vehicles.

Vibrant Whitstable, the pebble beach, an array of retail facilities and access to the motorway networks are a short car journey.

A wonderful opportunity to enjoy and embrace the best of both worlds; coastal and countryside living on the periphery of a flourishing and fashionable seaside town.

£550,000



### Entrance Hall

12'10 x 6'3 (3.91m x 1.91m)

Canopy with inset light above composite entrance door with full height glazed panels to either side. Radiator. Under-stairs storage cupboard with power point. Double power point. Thermostat control for central heating. Stairs leading to the first floor. Amtico flooring. Door to cloakroom.

### Cloakroom

5'7 x 2'11 (1.70m x 0.89m)

Upvc double glazed frosted window to the side. White suite comprising wall mounted wash hand basin with splashback tiling and concealed cistern WC. Radiator. Wall mounted consumer unit.

### Lounge

21'2 x 13'8 (6.45m x 4.17m)

Upvc double glazed bay window to the front. Upvc double glazed French doors to the conservatory with full height Upvc double glazed windows to either side. Additional Upvc double glazed window to the side. Feature granite hearth housing multi fuel burner. Two radiators. Two TV points with Cat 5 sockets. Telephone point.

### Kitchen/Diner

21'6 x 11'2 (6.55m x 3.40m)

Upvc window overlooking the rear garden, Upvc double glazed window to the conservatory and additional Upvc double glazed window to the side. Matching range of wall, base and drawer units. Concealed under unit lighting. Granite work surface with inset drainer flutes and upstand. Stainless steel 1½ bowl sink unit with mixer tap. Inset Whirlpool induction hob with stainless steel and glass extractor hood above and built-in Whirlpool electric double oven and grill below. Space and plumbing for washing machine. Integrated dishwasher and fridge/freezer. Plinth heater. Radiator. Downlighters. Amtico flooring. Upvc double glazed door to the conservatory.

### Conservatory

13'4 x 11'9 (4.06m x 3.58m)

Cavity brickwork to the lower elevation with Upvc double glazed windows above and French doors to the rear garden. Power points. Electric radiator. Glass roof. LVT flooring.

### Landing

Airing cupboard with double doors and sensor light, fitted shelving, hot water cylinder, hot water controls and equipment associated with the operation of the solar panel. Loft access via fitted ladder to partially boarded loft with light.

### Bedroom 1

15'4 into door recess x 11'2 (4.67m into door recess x 3.40m)

Upvc double glazed window overlooking the rear garden and leafy green aspect beyond. Radiator. Telephone socket, Cat 5 socket and TV point. Door to en-suite.

### En-Suite Shower Room

7'6 x 5'10 (2.29m x 1.78m)

Upvc double glazed frosted window to the side. Suite comprising large fully tiled corner shower enclosure with mains operated shower unit, wall mounted wash hand basin and concealed cistern WC. Radiator. Extractor fan. Inset downlighters. Amtico flooring.

### Bedroom 2

14' x 9'4 (4.27m x 2.84m)

Upvc double glazed window to the front aspect. Radiator. TV point and Cat 5 socket.

### Bedroom 3

11'3 + door recess x 9'2 (3.43m + door recess x 2.79m)

Upvc double glazed window overlooking the rear garden. Radiator. TV point and Cat 5 socket.

### Bathroom

9'3 x 5'9 (2.82m x 1.75m)

Upvc double glazed frosted window to the front. Suite comprising panelled bath with mixer tap and hand held shower attachment with screen to side, wall mounted wash hand basin with splashback tiling and fitted mirror above and concealed cistern WC. Radiator. Partially tiled walls Extractor fan. Inset downlighters. Amtico flooring.

### Detached Garage

20'3 x 10'10 (6.17m x 3.30m)

Remote operated up and over door to the front and Upvc double glazed door to the rear garden. Power and light (dedicated electric supply). Pitched roof providing additional storage. Exterior wall mounted PIR lighting.

### Rear Garden

Mature and well tended garden with a variety of planting, patio seating area and lawn. Timber shed. Exterior tap. Exterior power points. Fully enclosed with fencing and pedestrian gated access to the driveway.

### Front Garden

Access via two 5-bar double gates to an extensive gravel driveway. Lawn area with established planting. Pedestrian gated access to the rear garden.

### Tenure

This property is Freehold.

### Council Tax Band

Band D : £2097.60 2022/23

([www.canterbury.gov.uk/council-tax/council-tax-charges-202324](http://www.canterbury.gov.uk/council-tax/council-tax-charges-202324))

### Location & Amenities

Yorkletts is a semi-rural location on the outskirts of Whitstable (3.5 miles) a fashionable harbour town with its distinctive character, vibrant atmosphere, picturesque seafront, delightful range of independent retailers and top end dining establishments to quick service takeaways.

The Cathedral City of Canterbury (6.5 miles) offers a more extensive shopping experience and a selection of further educational facilities.

Whitstable mainline railway station is approx 3 miles with the A299 easily accessible providing a link to the A2/M2.

