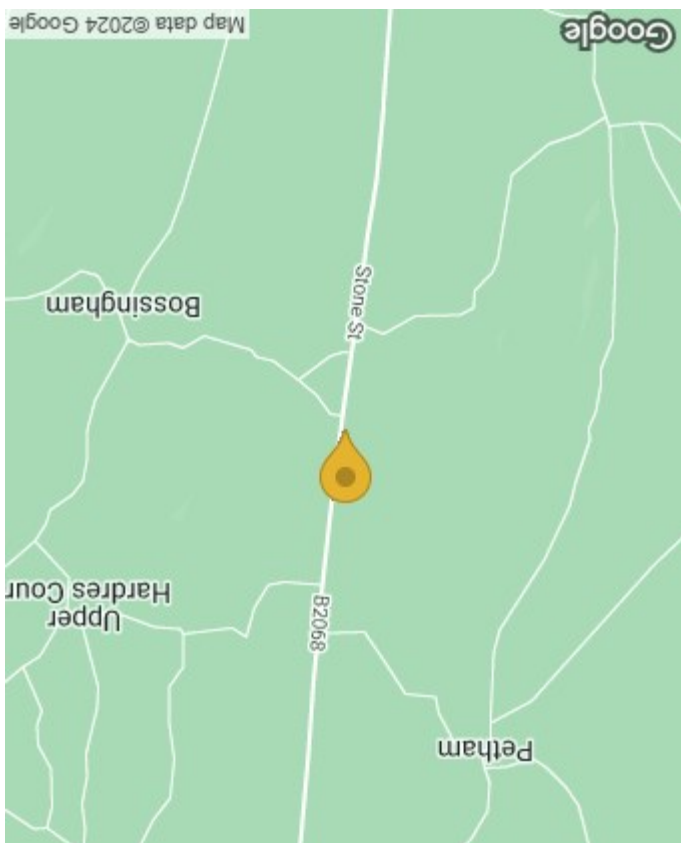


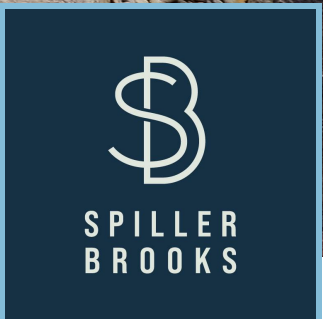


Spiller Brooks Estate Agents 90-92 High Street, Whitstable CT5 1AZ Tel: 01227 272155 www:spillerbrooks.co.uk

Energy Efficiency Rating	
Current	Potential
England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower CO2 emissions	
Very environmentally friendly - lower CO2 emissions	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not environmentally friendly - higher CO2 emissions	



18 Stoneway Park Stone Street Petham, Canterbury, CT4 5PR



Working for you and with you

18 Stoneway Park Stone Street Petham, Canterbury, CT4 5PR

Stoneway Park is a fully residential site located in the village of Petham near Canterbury, Kent. This modern and well presented home comprises, entrance porch, generous lounge across the front of the bungalow, spacious 19'4 open plan kitchen/diner, inner hallway leading to two double bedrooms, the principal bedroom has newly installed French doors with views across the garden, en-suite shower room and a large, very useful walk-in wardrobe; the light and bright bathroom completes this home.

Attractive side and rear gardens are enclosed with a picket style fence with the paved patio at the rear of the property providing a tranquil seating area with pleasant views over the well kept communal gardens. The appeal of this lovely home is enhanced with the provision of a parking space adjacent to the property.

The current owners installed a new combination central heating boiler in October 2021, all the windows have new Hilary's venetian blinds and all floor coverings have been replaced. The dishwasher and washing machine were newly installed in 2020.

Please note Stoneway Park is for residents aged 50 years and over.

£215,000



Entrance Hall

Upvc part glazed entrance door. Radiator. Cupboard. Door to

Lounge

19'4 x 10'2 (5.89m x 3.10m)

Upvc triple aspect windows to the front and side. Two radiators. Electric fire with feature surround. TV point.

Kitchen/Diner

19'4 x 10'7 max (5.89m x 3.23m max)

Kitchen : Upvc double glazed door to the garden and Upvc double glazed window to the side. Range of matching wall and base units. Work surface with inset stainless steel 1.5 bowl sink unit. Breakfast bar. Larder cupboard. Gas hob with extractor cooker hood above. Eye level built in electric oven. Cupboard housing Worcester central heating boiler. Localised tiling. Integrated washing machine and dishwasher. Space for fridge/freezer. TV point. Telephone point. Vinyl flooring.

Dining Area

Upvc double glazed window to the side. Radiator. Door to the inner hallway.

Inner Hallway

Storage cupboard with shelves. Access to loft space.

Bedroom 1

11'6 x 9'5 (3.51m x 2.87m)

Upvc double glazed window to the side. Radiator. TV point. Door to walk in wardrobe and door to the en-suite.

En-Suite Shower Room

5'3 x 4'11 (1.60m x 1.50m)

Upvc double glazed frosted window to the side. Suite comprising shower enclosure with mains operated shower unit, corner pedestal wash hand basin with splashback tiling and close coupled WC. Vertical radiator. Vinyl flooring.

Walk in Wardrobe

5'2 x 4 (1.57m x 1.22m)

Radiator. Light. Hanging rail and shelving.

Bedroom 2

9'11 x 7.08 plus wardrobe (3.02m x 2.13m.2.44m plus wardrobe)

Upvc double glazed window to the side. Fitted wardrobe and matching fitted dressing table. Radiator. TV point.

Bathroom

6'3 x 5'6 (1.91m x 1.68m)

Upvc frosted double glazed window to the Suite comprising bath with mixer tap, hand held shower attachment and glass screen, pedestal wash hand basin and close coupled WC. Shaver point. Extractor fan. Radiator. Partially tiled walls. Vinyl flooring.

Garden

Surrounding gardens fully enclosed with picket fencing. The garden is laid to lawn with mature shrubs and a paved patio to the rear of the property overlooking the well kept communal gardens. Shed with power and light. Outside tap. Exterior lights.

Parking Space

Block paved for one vehicle adjacent to the home.

Tenure & Council Tax Band

Tenure: The park home is freehold, however a ground rent is paid to the site owners for the pitch.

Council Tax Band: Band A - £1464.52 2024/25 - we suggest interested parties make their own investigations.

Agent's Note

Pitch Fee : £245 per month.

Pets : We understand one dog is permitted.

Location & Amenities

The park backs onto open countryside with a footpath from the site facilitating a leisurely stroll surrounded by beautiful scenery. We understand the local bus stops on the site and provides a service into Canterbury.

A village shop and The Rose and Crown public house are situated in the village of Stelling Minnis (approx 2.5 miles) with the Cathedral City of Canterbury just over 6 miles. In the opposite direction, Hythe and Folkestone are approximately 11.5 miles.

