

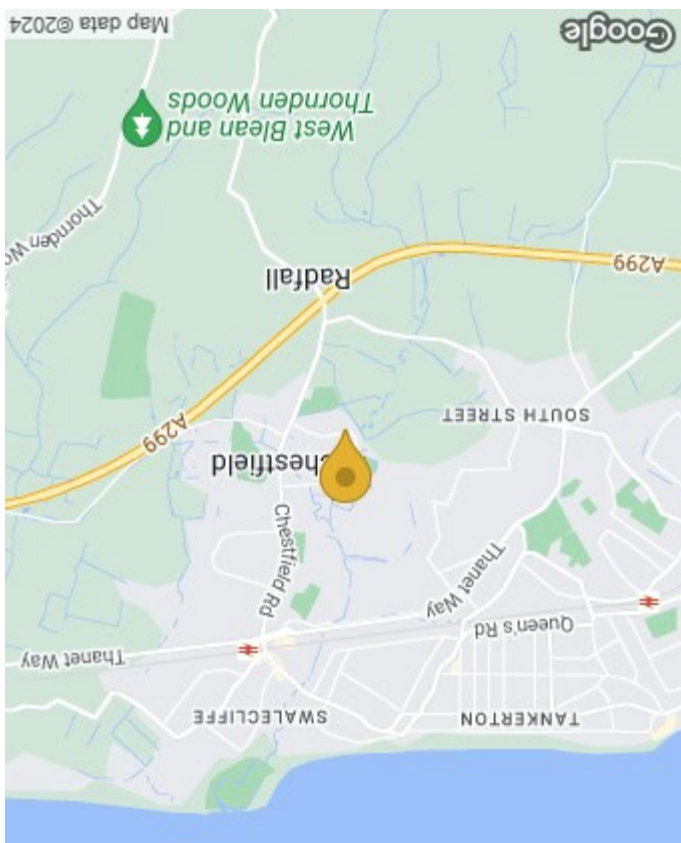


Spiller Brooks Estate Agents 90-92 High Street, Whitstable CT5 1AZ Tel: 01227 272155 www.spillerbrooks.co.uk

Energy Efficiency Rating	
Current	Potential
84	84

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



30 Longtye Drive  
Chestfield, Whitstable, CT5 3NF



Working for you and with you

## 30 Longtye Drive Chestfield, Whitstable, CT5 3NF

Delightful character bungalow with a contemporary twist located in a desirable road with a lovely village feel and an open countryside backdrop.

This home has recently been remodelled, refurbished and extended to create a spacious and stylish interior meeting our expectations for a more relaxed layout and a smart entertaining space. Flooded with natural light, an impressive and inspirational multi-functional living, dining and kitchen space is the social hub of the home.

Smartly presented throughout, the accommodation comprises entrance hall, two double bedrooms with bay windows to the front, the principal bedroom leads to a walk-in wardrobe and en-suite shower room, a contemporary bathroom, useful utility room and the open plan living space complete the interior.

The summerhouse with power and light is currently used as extra leisure space although could easily accommodate a multitude of uses; games room, bar, home office or gym.

Sitting on a superb flat plot with a leafy green outlook and sunny aspect, the garden is a fabulous size with plenty of space should you wish to 'grow your own' with the creation of a kitchen garden or simply enjoy valuable rest and relaxation time in tranquil surroundings.

With all the advantages associated with a coastal lifestyle and the convenience of amenities within easy reach, this home has plenty to offer.

**£675,000**



### Enclosed Entrance Porch

Composite entrance door with frosted panels. Inset coconut mat. Upvc double glazed door to the entrance hall.

### Entrance Hall

Vertical feature radiator. Power points. Telephone point. Linen cupboard housing radiator, shelving, hanging rail and central heating controls.

### Open Plan Kitchen/Lounge/Diner

24'11 x 23'3 (7.59m x 7.09m)

Upvc double glazed doors and Upvc double glazed window to the rear garden. Two Upvc double glazed windows to the side. Two roof lantern lights. LVT flooring throughout.

**Kitchen Area:** Matching range of wall, base and drawer units. Granite worktop with matching upstand, drainer flutes and inset ceramic sink with mixer tap. Dual fuel Rangemaster cooker with gas hob, electric ovens and grill, extractor hood above. Integrated microwave, dishwasher, fridge/freezer and wine cooler. Island with Granite worktop, further storage, breakfast bar and feature pendant lighting above. Inset downlighters.

**Lounge/Dining Area:** Two feature radiators. Log burning stove. TV point. Inset downlighters and ceiling light above the lounge area.

### Utility Room

6'11 x 4'3 (2.11m x 1.30m)

Radiator. Storage cupboards. Space and plumbing for washing machine. Space for tumble dryer. Built-in storage cupboard with shelving. Partially tiled walls. Downlighters. Extractor fan. LVT flooring. Upvc double glazed frosted door to the porch.

### Side Porch

Upvc stable-style door to the rear garden. Tiled floor.

### Bedroom 1

12'4 x 10'11 into bay (3.76m x 3.33m into bay)

Upvc double glazed bay window to the front. Curved radiator. Door to:

### Walk-in Wardrobe

7'11 x 6'10 (2.41m x 2.08m)

Upvc double glazed window to the side. Radiator. Built-in hanging rails, drawers, shelving and dressing table. Door to:

### En-Suite Shower Room

Suite comprising large shower enclosure with mains operated shower, rain water shower head, hand held shower attachment and mermaid panels, pedestal wash hand basin and close coupled WC. Chrome heated towel rail. Downlighters. Extractor fan. Tiled floor.

### Bedroom 2

12'5 x 11'8 into bay (3.78m x 3.56m into bay)

Upvc double glazed bay window to the front. Curved radiator.

### Bathroom

7'9 x 7'6 (2.36m x 2.29m)

Two Upvc double glazed frosted windows to the side. Suite comprising shower enclosure with mains operated shower, rainwater shower head and hand held shower attachment, bath with mixer tap and hand held shower attachment, vanity unit with inset wash hand basin and concealed cistern WC. Chrome heated towel rail. Mermaid panels. Downlighters. Extractor fan. Tiled floor.

### Rear Garden

Predominantly laid to lawn with established trees, plants and shrubbery. Patio seating area. Summer house with power and light and external mounted power points. Timber storage shed. Gated side access. External lights and power points.

### Garage

15' 6 x 8' 1 (4.57m 1.83m x 2.44m 0.30m)

Electric roller door to the front. Power and light.

### Front Garden

Extensive driveway providing ample off road parking. Lawn area with established plants, trees and shrubbery borders. Partially enclosed with a low level brick wall.

### Tenure

This property is Freehold.

### Council Tax Band

Band E : £2,614.45 2023/24

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

### Location & Amenities

A range of amenities are nearby including Sainsburys Supermarket and Chestfield Medical Centre (1.3 miles).

Swalecliffe & Chestfield Railway Station and local shops (1.2 miles).

Whitstable, a thriving and fashionable coastal town well known for its oysters, fish restaurants, delightful seafront and stunning sunsets, is approximately 3 miles.

More extensive shopping, restaurants and leisure facilities are available in Canterbury (6 miles).

The A299 Thanet Way is easily accessible with access to the A2/M2 to London.

