

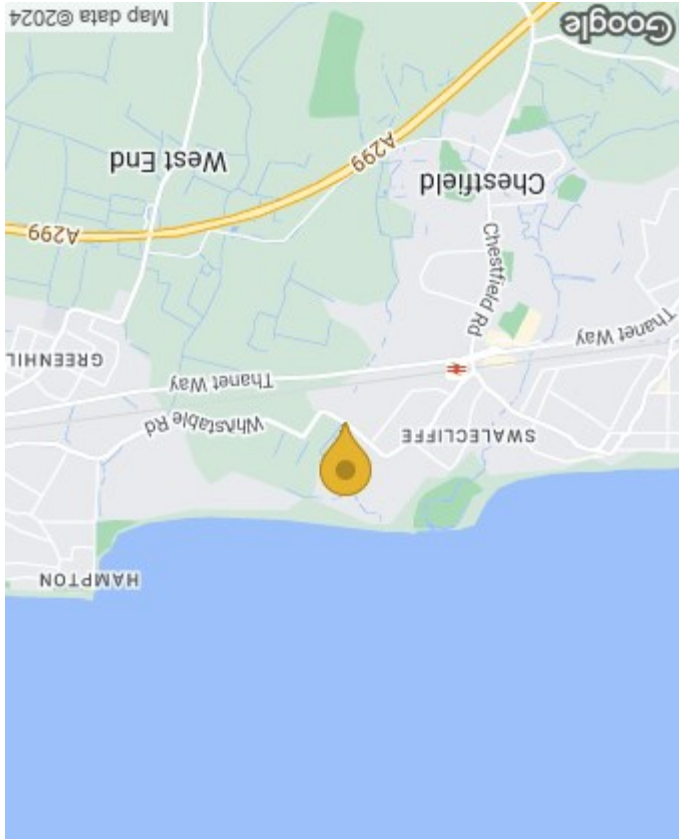


VAT No 321845612 / Registered Office: 90-92 High Street, Whitstable, Kent CT5 1AZ

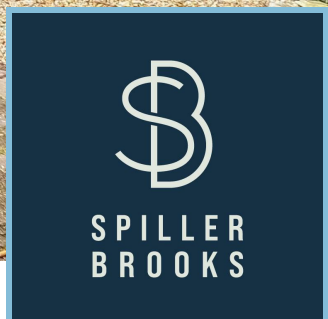
Spiller Brooks Estate Agents 90-92 High Street, Whitstable CT5 1AZ Tel: 01227 272155 www:spillerbrooks.co.uk

England & Wales	
EU Directive 2002/91/EC	Current Potential
A (92 plus)	(81-91)
B (81-91)	(69-80)
C (69-80)	(55-69)
D (55-69)	(39-54)
E (39-54)	(21-38)
F (21-38)	(1-20)
G (1-20)	

England & Wales	
EU Directive 2002/91/EC	Current Potential
A (92 plus)	85
B (81-91)	
C (69-80)	
D (55-69)	
E (39-54)	
F (21-38)	
G (1-20)	



42 Colewood Road
Swalecliffe, Whitstable, CT5 2RP



Working for you and with you

**42 Colewood Road
Swalecliffe, Whitstable, CT5 2RP**

CHAIN FREE SALE

Exceptionally Spacious Home - Must Be Viewed.

Refreshed décor, new carpets throughout and replaced kitchen cabinet doors add to the appeal of this home which is conveniently situated with easy access to Tankerton, Whitstable and Herne Bay.

The well presented accommodation benefits from high ceilings and good size rooms, and comprises entrance hall, sitting room to the front, further reception room or bedroom four, dining room and kitchen/breakfast room on the ground floor with a door to the rear garden and three good size bedrooms and a four-piece bathroom upstairs.

From the principal bedroom situated at the front of the property there are lovely open aspect views.

A good size South Westerly facing rear garden is a super blank canvas and a useful gated pathway to the side of the house accommodates easy access from the front.

Off road parking to the front completes this home.

PLEASE CALL US TO DISCUSS THIS HOME FURTHER & BOOK A VIEWING

£310,000



Entrance Hall

Upvc double glazed entrance door. Radiator with decorative cover. Double power point. Stairs to the first floor.

Sitting Room

14'1 into bay x 11'8 (4.29m into bay x 3.56m)
Upvc double glazed bay window to the front. Radiator with decorative cover. TV and Telephone sockets & TV aerial. Two wall light points.

Reception Room/Bedroom 4

11'10 x 9'9 (3.61m x 2.97m)
Upvc double glazed window to the rear. Radiator.

Dining Room

13'9 narr 12'1 x 9'9 (4.19m narr 3.68m x 2.97m)
Upvc double glazed window to the side. Radiator.

Kitchen/Breakfast Room

12'9 max x 10'1 max (3.89m max x 3.07m max)
Upvc double glazed window to the rear overlooking the garden. Matching range of wall, base and drawer units. Worktop with inset stainless steel sink unit. Space and plumbing for washing machine and dishwasher. Space for undercounter fridge and space for freestanding fridge/freezer. Space for freestanding gas or electric oven. Stainless steel and glass extractor hood. Wall mounted Ideal combination gas boiler. Radiator. Partially tiled walls. Tiled Floor. Upvc double glazed door to the rear garden. There is a useful polycarbonate canopy over this door and the door to the outside WC.

Landing

Double power points. Loft access. Radiator.

Bedroom 1

15'3 x 11'10 (4.65m x 3.61m)
Two Upvc double glazed windows to the front with open aspect far reaching views. Original built-in cupboard. Radiator.

Bedroom 2

12' x 9'10 narr to 8'9 (3.66m x 3.00m narr to 2.67m)
Upvc double glazed window to the rear. Original built-in cupboard. Radiator.

Bedroom 3

12'11 + recess x 7'1 (3.94m + recess x 2.16m)
Upvc double glazed window to the side. Radiator.

Bathroom

9'1 x 6'10 (2.77m x 2.08m)
Upvc double glazed obscure window to the rear. Suite comprising corner shower enclosure with mains operated shower unit, bath, pedestal wash hand basin and close coupled WC. Radiator. Partially tiled walls. Extractor fan. New vinyl flooring.

Outside WC

Obscure high level window. Low level WC and wall mounted wash hand basin. Light. Tiled floor.

Rear Garden

Predominantly laid to lawn with a concrete path leading to a paved patio at the far end of the garden. Concrete side return and pedestrian gated path to the front. Exterior tap and light. Two timber garden sheds.

Front Garden

Low maintenance block paving and plum chippings with concrete path to side access. Parking for two cars.

Tenure

This property is Freehold.

Council Tax Band

Band C : 1,952.69 2024/25
We suggest that interested parties make their own enquiries

Location & Amenities

The seafront can be reached on foot, approximately 0.6 miles, together with the Oyster Bay Trail (a cycle route to Reculver Country Park and beyond).

Amenities are close by including local shops, Chestfield & Swalecliffe Railway Station (approx 0.7 miles) and frequent bus services to nearby towns (available in Colewood Road).

A more extensive range of facilities including cafes and restaurants are available in Tankerton (1.7 miles) with vibrant Whitstable town approximately 2.7 miles.

Sainsburys superstore and Chestfield Medical Centre are approximately 1 mile.

Swalecliffe Primary School and pre-school (1.2 miles) with local secondary education provided by The Whitstable School (2.6 miles).

Further shopping, leisure and educational facilities are available in Canterbury (6-7 miles).

Herne Bay is approximately 2.5 miles.

