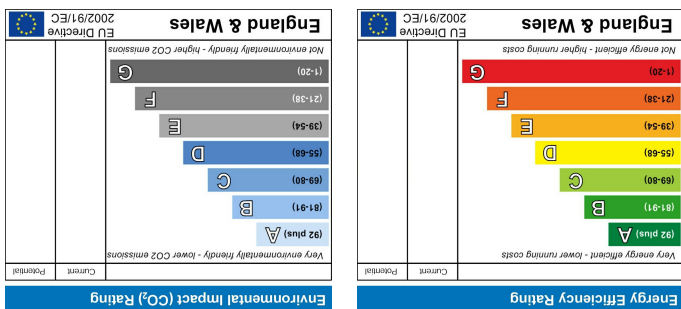
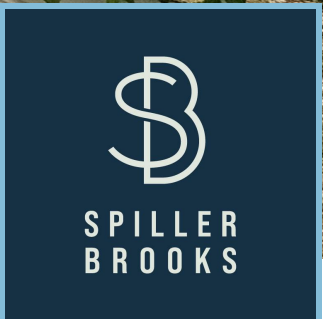




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30 Woodlands Estate  
Blean, Canterbury, CT2 9JW



Working for you and with you

## 30 Woodlands Estate Blean, Canterbury, CT2 9JW

Enjoy evening sunsets and fantastic direct countryside views from the elevated decked area of this 2 bedroom park home located on the popular Woodlands Estate in Blean near Canterbury.

The home has a modern interior and is being sold chain free with the option to purchase the property fully furnished. Located next to the parking area and the entrance to the Blean Woods nature reserve this property would make an ideal early retirement opportunity. The pretty private mature garden is fence enclosed and has plenty of storage. The interior of the home is light and airy and comprises large lounge with vaulted ceiling, dining room, sun room, generous kitchen, 2 bedrooms, shower room and useful entrance porch.

Woodlands Estate is known for its serene surroundings and close-knit community, making it an ideal place to call home. This park home offers the perfect blend of comfort and tranquillity.

The historic city of Canterbury has an extensive shopping centre with the main high street brands and a large array of independent shops. It also offers a farmers market and two mainline railway stations, including the high speed link service to St. Pancras. The seaside town of Whitstable is again a short drive (or bus ride) away (3.8 miles) and offers independent shopping, a working harbour and seaside walks. Blean itself has a doctors' surgery, village store, garden centre and public house/restaurant.

Please note you must be over 50 to purchase a Park Home. One dog is allowed on this site.

Don't miss out on the opportunity to own a piece of this idyllic location. Contact us today to arrange a viewing and experience the charm of Woodlands Estate for yourself.

**£220,000**



### Upvc Entrance Porch

Upvc part glazed entrance door with Upvc glazed window to the side. Vinyl flooring.

### Kitchen

13'1 x 9'3 (3.99m x 2.82m)

Upvc double glazed box window to the side. Range of matching wall, base and drawer units. Glass display cabinet. Laminate worktop with inset stainless steel sink unit and mixer tap. Gas cooker with extractor above. Fridge/freezer. Washing machine. Dishwasher. Cupboard housing Potterton boiler. Tiled walls. Vinyl flooring.

### Lounge

19'1 x 11'6 (5.82m x 3.51m)

Two Upvc double glazed bow windows to the front and Upvc double glazed window to the side. Two radiators. Power points. Wall lights. Vaulted ceiling with decorative beams.

### Dining Room

9'8 x 8'6 (2.95m x 2.59m)

Upvc double glazed window to the side and Upvc double glazed door to the Sun Room. Radiator. Thermostat control for central heating. Wall light point. Laminate flooring.

### Sun Room

7'10 x 4'11 (2.39m x 1.50m)

Upvc double glazed door to the garden and Upvc double glazed window to the side. Electric heater. Power point. Laminate flooring.

### Inner Hall

Storage cupboard with shelves and electric heater.

### Bathroom

6'8 x 5'5 max (2.03m x 1.65m max)

Upvc double glazed obscure window to the side. Suite comprising shower enclosure with mains operated shower, wall mounted vanity unit with inset wash hand basin and close coupled WC. Wall mounted cabinet with mirrored doors. Radiator. Fully tiled walls and floor.

### Bedroom 1

10'9 x 9'5 (3.28m x 2.87m)

Upvc double glazed sliding doors to the rear garden with far reaching views of the countryside. Radiator. Built-in wardrobes and overhead storage. Power points.

### Bedroom 2

9'9 x 7'4 to wardrobe front (2.97m x 2.24m to wardrobe front)

Upvc double glazed window to the rear with far reaching views over the countryside. Radiator. Power points. Wall of built-in wardrobes.

### Garden

Gardens surround this home. Large raised composite deck with far reaching views over the countryside. Established plants, trees and shrubs. Water butts. Small greenhouse. External tap. External lights. Artificial grass. Paved patio. Pedestrian gates to both sides.

### Shed

9'2 x 3'1 (2.79m x 0.94m)

Power and light. Electric meter.

### Residents' Parking

Parking area adjacent to the home, there is also visitor's parking on site.

### Tenure

The park home is freehold however a ground rent is paid to the side owners for the pitch.

### Council Tax

Band A: £1,464.52 2024/25 - we suggest interested parties make their own investigations.

### Agent's Notes

Ground Rent £205.50 per month which includes water rates.

The seller has advised us that the property was insulated and weather boarded within the last 5 years. Including insulation under the floor.

