

Nightingale Close, Chartham Hatch, Canterbury, Kent, CT4 7NB

Asking Price £439,995

Sally Hatcher
estates



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Nightingale Close

Chartham Hatch, Canterbury CT4 7NB

Great family home in this quiet cul-de-sac.

Nestled in the charming area of Nightingale Close, Chartham Hatch, Canterbury, this delightful semi-detached bungalow offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking a peaceful retreat.

Upon entering, you are welcomed by a spacious entrance hallway that leads to a cosy sitting room, complete with a gas fire, perfect for those chilly evenings. The front-facing bedroom provides a lovely view, while the bathroom features a modern shower, catering to your daily needs. The two additional bedrooms are of similar size, making them versatile for various uses, whether as guest rooms, a home office, or children's bedrooms.

The heart of the home is the stylish kitchen, adorned with sleek white high gloss units, offering both functionality and a contemporary aesthetic. Adjacent to the kitchen, the conservatory invites an abundance of natural light, creating a serene space to relax or entertain.

Outside, the property boasts low-maintenance gardens at both the front and rear, providing a tranquil outdoor space without the burden of extensive upkeep. For those with vehicles, the bungalow offers parking for two cars, along with a garage, ensuring convenience and security.

This bungalow is not just a home; it is a lifestyle choice, situated in a peaceful neighbourhood while still being within easy reach of Canterbury's vibrant city centre. With its appealing features and practical layout, this property is a must-see for anyone looking to settle in this picturesque part of Kent.

Council tax band C

All viewings are strictly by appointment only.

Identification checks

Should a purchaser(s) have an offer accepted on a property marketed by Sally Hatcher Estates Limited, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £60 inc. VAT per purchase, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.





Entrance/Hallway

Bedroom 1
11'10" x 9'10" (3.622 x 3.016)

Bedroom 2
11'11" x 8'6" (3.635 x 2.592)

Bedroom 3
6'10" x 8'11" (2.096 x 2.719)

Bathroom
5'9" x 6'7" (1.755 x 2.032)

Kitchen
12'9" x 10'10" (3.896 x 3.308)

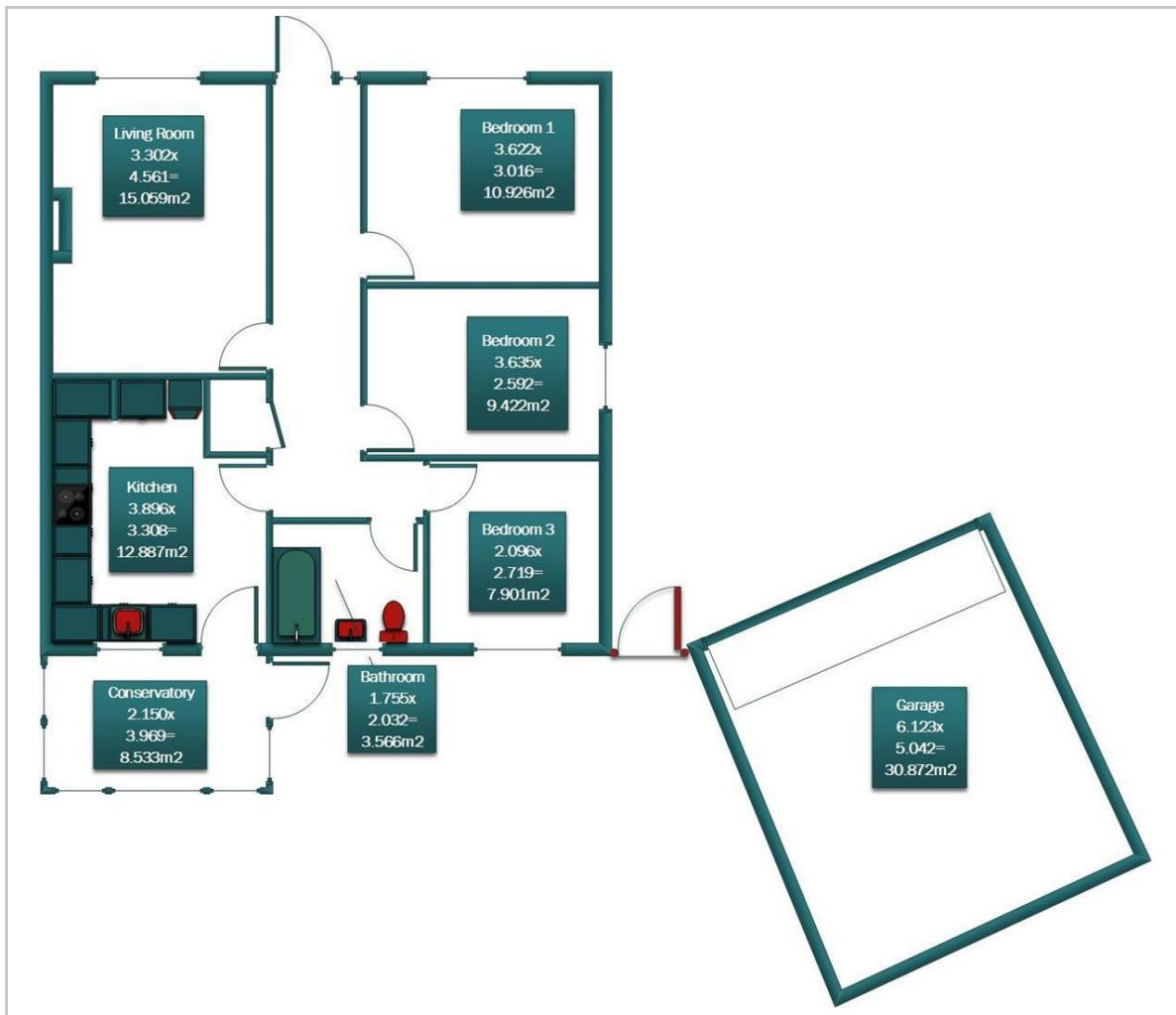
Living Room
10'9" x 14'11" (3.302 x 4.561)

Conservatory
7'0" x 13'0" (2.150 x 3.969)

Garage
20'1" x 16'6" (6.123 x 5.042)



Floor Plan



Area Map



Viewing

Please contact us on 01227 733888 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		71	49

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC		49	71