



**Connells**

Dorman Avenue North  
Aylesham Canterbury



Dorman Avenue North  
Aylesham Canterbury CT3 3BW

for sale offers in excess of  
**£290,000**



### Property Description

Situated in an ideal spot of this development, this very well presented three bedroom, semi detached house provides the perfect mix of new build living with countryside aspect. An ideal location for local amenities including primary school, local shops and newsagents and main line train station.

The accommodation comprises a downstairs cloakroom, open plan kitchen dining room with double doors overlooking the garden and a spacious lounge. To the first floor there are three bedrooms, the main bedroom with an en suite shower room and finished with a modern family bathroom.

The home also boasts a covered car port area for parking one car and a generous rear garden that enjoys seating areas, patio and lawn, perfect for entertaining and relaxing in.



## Lounge

14' 11" x 11' 10" ( 4.55m x 3.61m )

## Kitchen

15' 1" x 9' 10" ( 4.60m x 3.00m )

## Bedroom 1

11' 10" x 9' 2" ( 3.61m x 2.79m )

## Ensuite

6' 3" x 5' 5" ( 1.91m x 1.65m )

## Bedroom 2

9' 2" x 7' 7" ( 2.79m x 2.31m )

## Bedroom 3

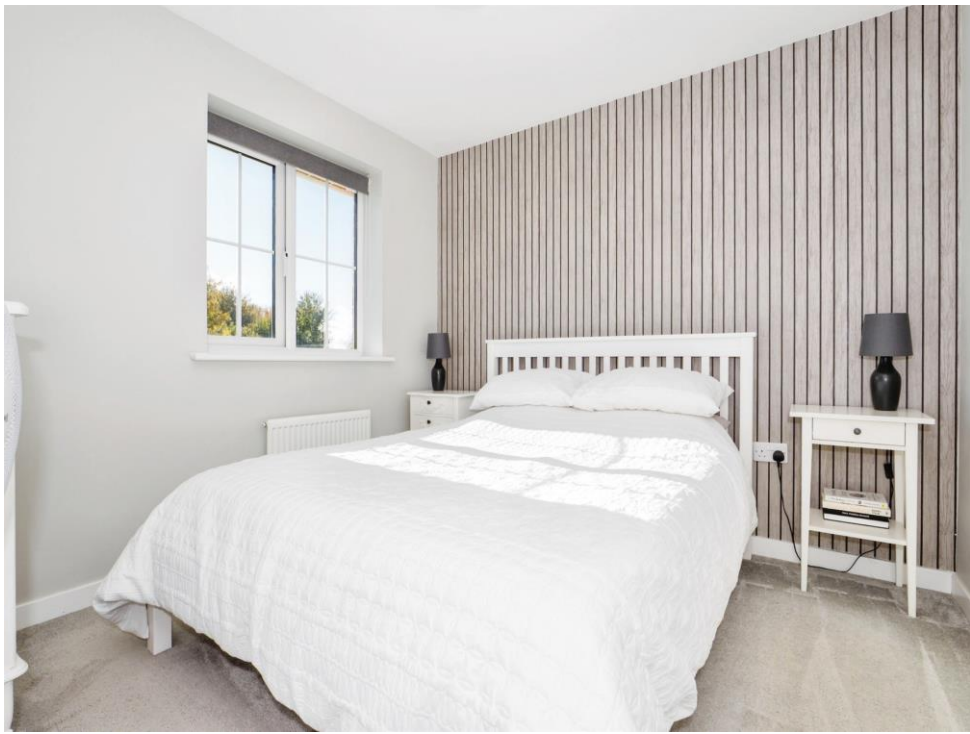
7' 10" x 5' 11" ( 2.39m x 1.80m )

## Bathroom

5' 11" x 5' 11" ( 1.80m x 1.80m )



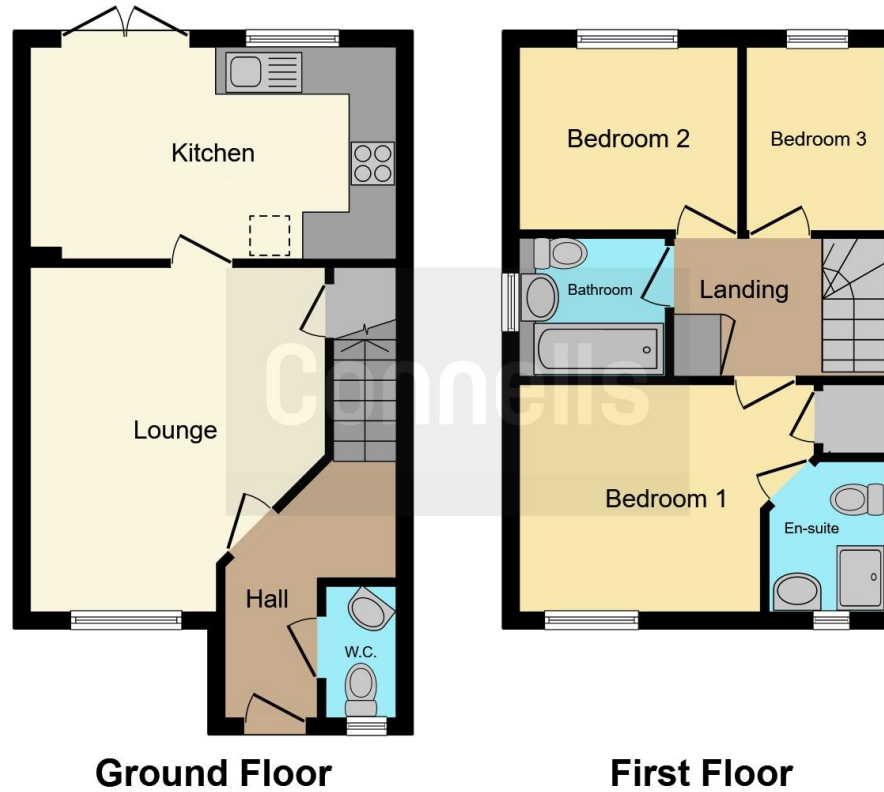












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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29-30 Watling Street  
 CANTERBURY CT1 2UD

EPC Rating: B    Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/CBY406776](http://connells.co.uk/Property/CBY406776)**



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