KE

# 8 Hoades Wood Road, Sturry, Canterbury, CT2 0LZ

## Offers In Excess Of £420,000

- A Super Family Home With Versatile Accommodation
- All Double Bedrooms
- High Speed Trains To London St Pancras From Nearby Railway Station
- Much Larger Than It Looks From The Outside
- Bathroom And Shower Room
- Outstanding Nearby Local Primary School And Superb Secondary Schools In Canterbury

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Located around five miles from the Cathedral City of Cantebury and also the lovely Kent coast, with four bedrooms, this well-presented home offers generous living space and versatile accommodation, making it ideal for families or those looking for extra room.

Upon entering, you are greeted by a bright and spacious living room that flows seamlessly into a separate dining area, perfect for entertaining guests or enjoying family meals. The well-appointed kitchen boasts elegant granite worktops, providing ample storage and workspace for culinary enthusiasts. An additional sitting room adds to the home's flexibility, easily serving as a fourth bedroom for guests or accommodating multigenerational living. The main family bathroom is conveniently located on the ground floor, enhancing the practicality of the layout.

Venture upstairs to discover three good-sized bedrooms, including a spacious master suite complete with an en suite bathroom, ensuring privacy and comfort. The property also features a WC on this level, adding to the convenience for family and guests alike.

Externally, the property is equally impressive, offering driveway parking and a detached garage equipped with power and a fuse box. The manageable south-facing garden is perfect for outdoor relaxation or entertaining, complete with a shed that also benefits from power.

4 2 2 C

Council Tax Band: C

**GROUND FLOOR**

**Porch**

**Hallway**

**Dining Room**
9'7 x 8'10

**Sitting Room**
13'4 x 10'6

**Lounge**
16'9 x 10'6

**Kitchen**
11'6 x 8'10

**Bathroom**
8'0 x 5'4

**FIRST FLOOR**

**Bedroom 1**
17'7 x 11'3

**Ensuite**
8'10 x 4'7

**Bedroom 2**
13' x 8'10

**Bedroom 3**
13' x 8'10

**WC**

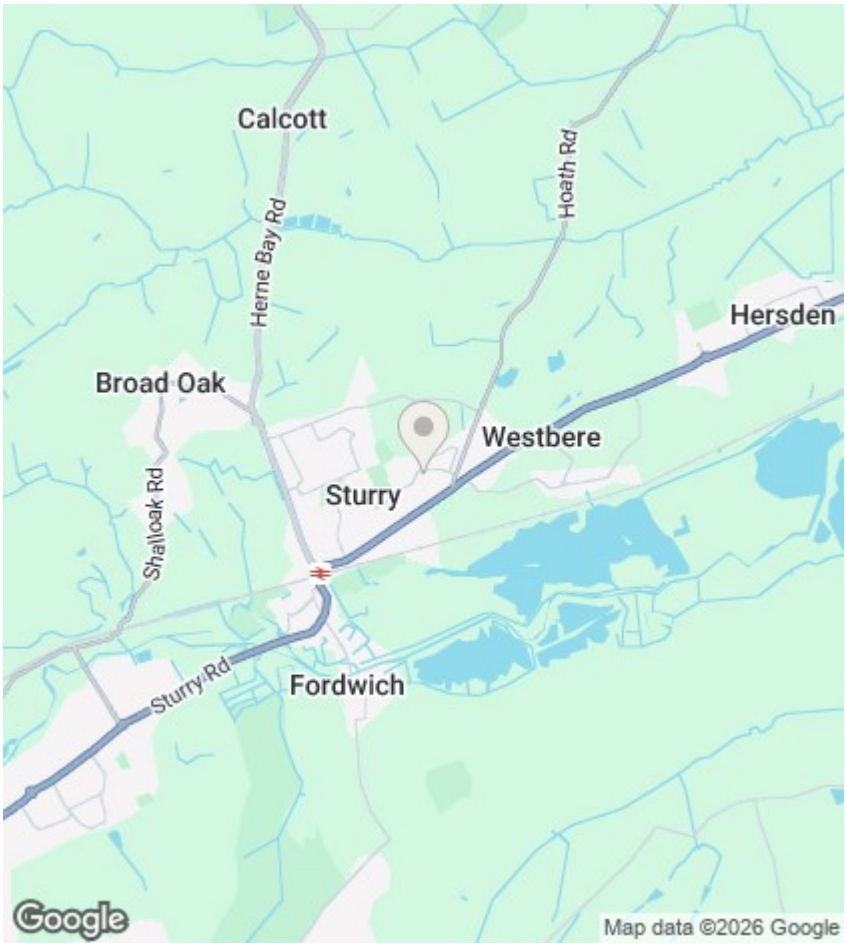
**OUTSIDE**

**Driveway**

**Garage**

**Rear Garden**

**COUNCIL TAX BAND C**

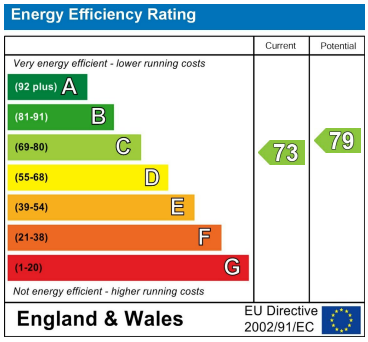


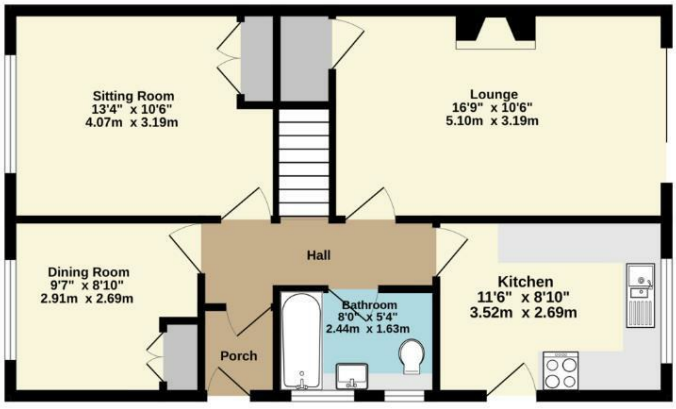

## Viewings

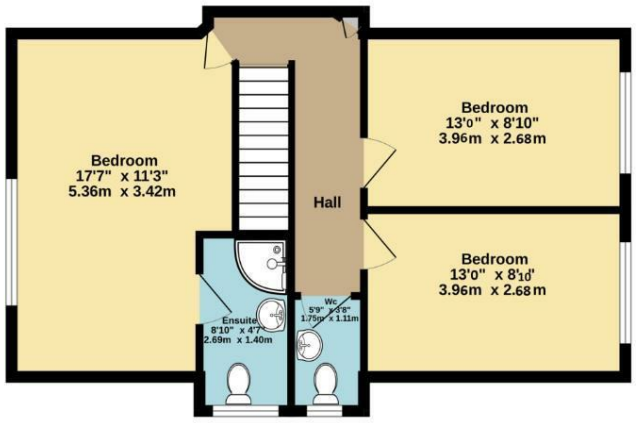
Viewings by arrangement only. Call 01227 389 998 to make an appointment.

## EPC Rating:

C

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