



Connells

Birch Road
Littlebourne Canterbury



Property Description

Beautifully presented throughout, this four bedroom, fully detached home is part of a new development built in 2022 in the sought after village location of Littlebourne. Within the village is a highly regarded primary school, a local newsagents and regular bus services to Canterbury and Thanet.

The home occupies a corner plot within the development benefiting a low maintenance rear garden with side gated access to the off road parking and garage. The garage is fully powered and has storage in the eave space.

Through the front door, the entrance hall leads to generous living room and door through to the open plan kitchen dining room. There are two sets of double doors overlooking the rear garden and a skylight allowing for plenty of natural light. The kitchen also boasts integrated fridge, freezer, washing machine and dishwasher.

To the first floor, there are two double bedrooms, one with an en suite shower room including shower, WC and wash hand basin and a family bathroom with bath, WC and wash hand basin. To the top floor are two more bedrooms and a shower room.

The property also has its own off road parking and fully powered garage with plenty of storage to the eaves. Sold with the remainder of the New Homes Building certificate, a viewing of this home is recommended to appreciate all on offer.

Entrance Hall

Front door, laminate flooring, underfloor heating, understairs cupboard

Cloakroom

Window, WC and wash hand basin

Living Room

16' 8" x 9' 8" (5.08m x 2.95m)
Window, carpet, underfloor heating

Kitchen Dining Room

18' 3" x 16' 6" (5.56m x 5.03m)
Two lots of double doors, two double glazed sash windows and skylight. Fully fitted kitchen with range of matching wall and base units. Work surface over, one and half sink and drainer. Integrated fridge, freezer, washing machine, dishwasher. Gas hob, electric double oven, extractor fan. Underfloor heating

Landing

Carpet, radiator

Bedroom One

12' 8" x 9' 10" (3.86m x 3.00m)
Window, radiator, carpet

En Suite

Shower cubicle, WC, wash hand basin.
Window, heated towel rail.

Bedroom Two

17' 3" Max x 8' 8" Max (5.26m Max x 2.64m Max)
Window, radiator, carpet

Family Bathroom

Bath, WC, wash hand basin, window, heated towel rail

Landing

Carpet

Bedroom Three

12' 5" x 9' 10" (3.78m x 3.00m)
Two windows, double aspect, carpet, radiator

Bedroom Four

16' 5" x 9' 2" (5.00m x 2.79m)
Window, radiator, carpet

Shower Room

Shower cubicle, wash hand basin, WC, heated towel rail

Outside

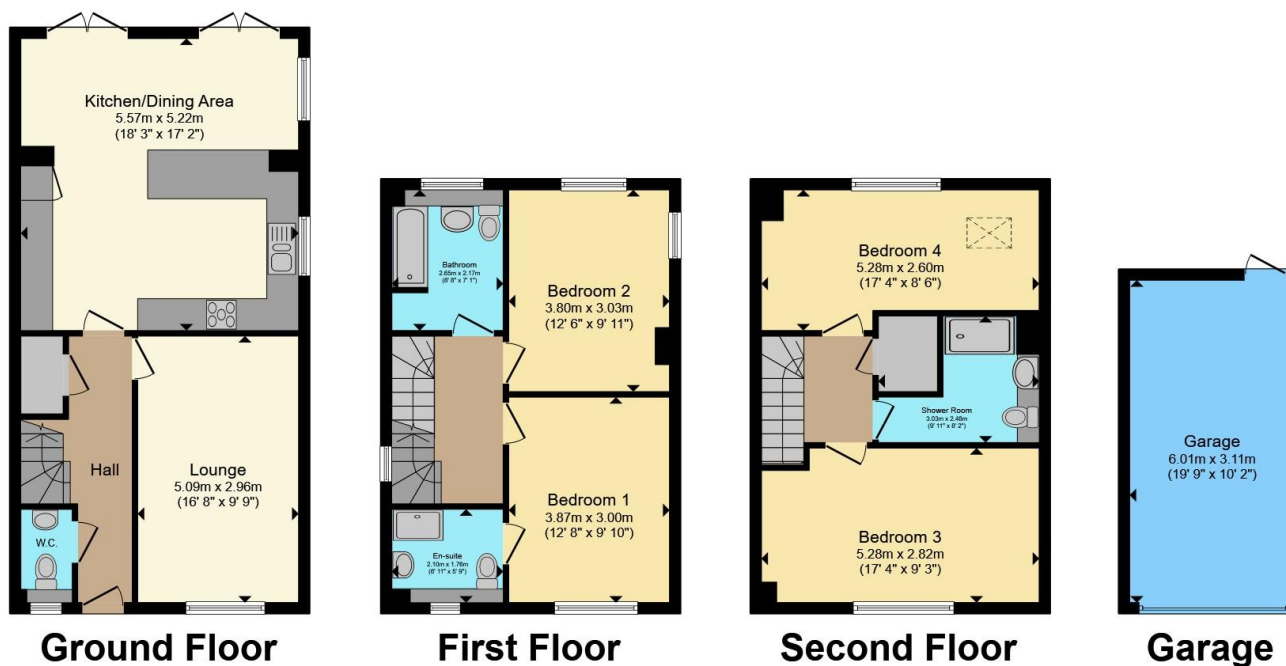
To the front, there is off road parking with access to a garage, fully powered with up and over door and storage in the roof space.

Rear garden mostly laid to lawn, patio area, side gated access to the parking.









Total floor area 155.7 m² (1,676 sq.ft.) approx

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.propertybox.io



To view this property please contact Connells on

T 01227 764 720

E canterbury@connells.co.uk

29-30 Watling Street
CANTERBURY CT1 2UD

EPC Rating: B Council Tax
Band: F

Tenure: Freehold

view this property online connells.co.uk/Property/CBY405769



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