



**Connells**

Dargate Road  
Yorkletts Whitstable

# Dargate Road Yorkletts Whitstable CT5 3AD

for sale  
£450,000 - £475,000



If you are looking for a detached bungalow with a large garden and annexe space, then this property may well be ideal for you! Positioned within the sought after Dargate Road area, this fully detached three bedroom, bungalow is offered to the market sitting on a very generously sized plot with front garden, off road parking for multiple vehicles and large rear garden complete with ponds, greenhouse and sheds.

The home opens through a hallway leading to two double bedrooms, one of which includes plenty of built in wardrobe space and a storage room to the hallway. There is a dining / study room opening to a garden room with sliding doors overlooking the rear garden. From here, you can access the third double bedroom and the spacious living room with another set of sliding doors overlooking the garden patio and pond.

The fitted kitchen includes matching wall and base units plenty of space for white goods and a separate utility area with washing machine facilities and further units for storage. There is also a conservatory accessible via the kitchen leading to the rear garden.



To the side of the property, the original garage has been converted and extended to provide a separate living space. This includes a double bedroom with en suite bathroom, living room and fitted kitchen. There is a door to the rear garden, measuring over 100 feet in length, it includes sheds, greenhouse, mostly laid to lawn with patio areas, two ponds and plenty of mature bushes and fruit trees.

**\*AGENT'S NOTE:** *The sale of this property is subject to Grant of Probate. Please seek and update from the Branch with regards to the potential timeframes involved.*

## ACCOMMODATION

### Entrance Porch

Entrance door and window to front.

### Entrance Hall

storage cupboard 6'3 x 3' 6.

### Bedroom One

15' 8" max x 11' 5" max ( 4.78m max x 3.48m max ) Twin windows to front. Carpet. Radiator.

### Bedroom Two

15' 11" x 11' 4" ( 4.85m x 3.45m )

Twin windows to front. Built in wardrobe and double cupboards. Carpet. Radiator.

### Dining Room

15' 7" x 11' 4" ( 4.75m x 3.45m )

Radiator.

### Reception Room

10' 2" x 9' 10" ( 3.10m x 3.00m )

Sliding doors through to:

### Lounge

18' 9" x 12' 2" ( 5.71m x 3.71m )

Sliding doors to rear. Carpet. x2 radiators.

### Kitchen

20' 4" x 9' 8" ( 6.20m x 2.95m )

Triple windows to rear. Fitted kitchen with wall & base units. Sink/drainage with work surfaces over. Integrated fridge/freezer. Gas hob, electric oven, and extractor fan. Dishwasher. Boiler cupboard. Tiled walls, Door to rear garden.

### Utility Room

7' 9" x 5' 3" ( 2.36m x 1.60m )

Window. Second boiler. Plumbing for washing machine, wall & base units and work surfaces.

### Conservatory

8' x 7' 2" ( 2.44m x 2.18m )

Windows, rear door to garden.

### Bedroom Three

9' 11" x 9' 10" ( 3.02m x 3.00m )

Window. Carpet. Radiator.

### Cloakroom

Window. WC, washbasin in vanity unit. Tiled walls.

### Bathroom

Window. Suite of WC, washbasin in vanity unit and bath with shower over. Separate shower cubicle. Heated towel rail. Part tiled walls.

## SIDE ANNEXE ACCOMMODATION

### Hallway

Front and rear door. Carpet.

### Bedroom

12' 8" x 7' 1" ( 3.86m x 2.16m )

Window, radiator, carpet.

### Lounge

15' 1" x 8' 7" ( 4.60m x 2.62m )

Window, laminated flooring. Radiator. Side door.

### Kitchen

9' 1" x 8' 8" ( 2.77m x 2.64m )

Window. Sink/drainage. Base units with work surfaces over. Space and plumbing for washing machine. Fridge/freezer. Electric free-standing oven/hob.

### Bathroom

Suite of WC, washbasin and bath.

## OUTSIDE

Gravelled front garden with mature trees. Off road hard standing for several vehicles. The rear garden is mostly laid to lawn with two pond areas, established trees and shrubs and several fruit trees. There are patio areas, sheds and a greenhouse.









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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**T 01795 533544**  
**E [faversham@connells.co.uk](mailto:faversham@connells.co.uk)**

7 Market Place  
 FAVERSHAM ME13 7AG

EPC Rating: D Council Tax  
 Band: D

Tenure: Freehold

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