

PAUL WILLMOTT

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Lyndhurst Close, Canterbury, CT2 7SF

DETACHED FAMILY HOME • IMMACULATE CONDITION
FOUR/ FIVE BEDROOMS • NO ONWARD CHAIN

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Lyndhurst Close, Canterbury, CT2 7SF

- Four/five bedroom immaculate detached house
- Quiet cul-de-sac position
- Significantly extended and improved
- Highly adaptable accommodation
- No chain
- Large open-plan living
- Private rear garden backing onto parkland
- Integral garage/gym and off-street parking
- Sought after location





























An immaculate and thoughtfully extended four/five bedroom detached house, quietly positioned in a cul-de-sac between the University of Kent and Canterbury West station. Significantly improved by the current owners, the house offers exceptionally adaptable accommodation arranged over two floors, with open views to the rear. Offered with no onward chain.

This is a substantial modern family house that has been beautifully arranged and carefully adapted to create an eye catching flexible and highly practical home. The accommodation has been designed with changing needs and different ways of living in mind, while a number of features have also been incorporated to provide comfortable and inclusive day-to-day living for those requiring assisted access.

The spacious entrance hall sets the tone for the generous proportions throughout, with a ground floor cloakroom and access to the principal living accommodation. To the front is a bright sitting room, currently used as a bedroom, while a series of communicating reception rooms create an unusually versatile arrangement. Sliding doors allow the spaces to be opened up to form a more connected living area, or closed to create separate rooms when required.

At the rear of the house, the kitchen and dining space forms the heart of the home. The large open-plan room extends into a further day room, with three sets of patio doors drawing in plenty of natural light and providing a gorgeous outlook over the garden. The kitchen is a white contemporary style with quartz worktops and is particularly well equipped, with three ovens (one Single and one double), an additional integral microwave, five ring gas hob, two integrated dishwashers, a large American Style fridge/freezer, centre island and an excellent amount of storage.

A separate utility room with washing machine sits off the kitchen, while the generous ground floor bathroom has been designed with accessibility in mind and includes a large freestanding bath together with twin shower facilities. There is also a quiet study area towards the rear of the house, providing a useful space for working from home or simply somewhere to retreat from the main living areas.

The accommodation is completed on the ground floor by a substantial integral garage, fully insulated and heated, with remote controlled insulated garage door. This is currently used as a gym but offers considerable scope for alternative uses, subject to any necessary consents.

Upstairs, a generous landing leads to four well-proportioned bedrooms, together with the family bathroom which includes a separate shower. From the rear-facing rooms there are views across mature parkland giving the house a particularly pleasant sense of space and outlook.

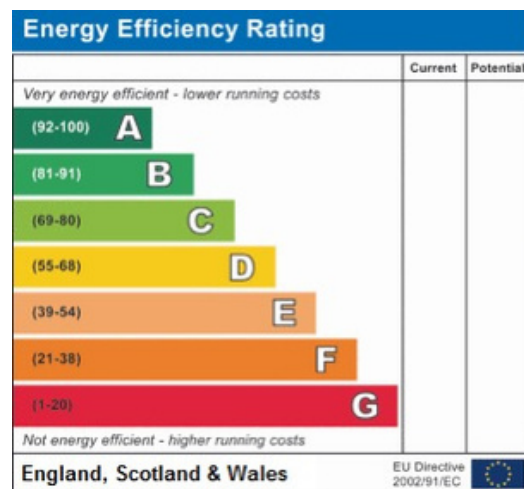
Outside, the rear garden is private and secluded, predominantly laid to lawn and enclosed by established hedging. A paved terrace provides a natural setting for outdoor dining and entertaining, while side access leads around to the front of the property where there is off-street parking for several vehicles.

The result is a wonderfully presented and remarkably flexible home, combining generous proportions, modern improvements and a peaceful position with the convenience of being within easy reach of Canterbury West station and the University of Kent.

Lyndhurst Close occupies a quiet residential position on the northern side of Canterbury, ideally placed for both the city and the University of Kent. Canterbury West station is within easy reach, providing regular high-speed services to London St Pancras, while the historic city centre is also readily accessible on foot.

The University campus is particularly close and is set within around 300 acres of parkland, providing an abundance of open space and woodland on the doorstep. The surrounding area offers a good choice of local amenities, schools and everyday facilities, with Canterbury's wider range of independent shops, restaurants, cafés, cultural attractions and historic landmarks all within easy reach.

The combination of a peaceful cul-de-sac setting, green open outlook and convenient access to the city, University and rail connections makes this a particularly well-connected location for both families and those commuting to London.



Services: All mains services are understood to be connected to the property.

Additional info: Cat 5 wiring throughout the property. Solar panels

Tenure: Freehold

Council Tax Band: F

EPC: Awaited

Local Authority: Canterbury City Council, 14 Rose Ln, Canterbury CT1 2UR

GROUND FLOOR
1304 sq.ft. (121.1 sq.m.) approx.



1ST FLOOR
670 sq.ft. (62.2 sq.m.) approx.



TOTAL FLOOR AREA : 1974 sq.ft. (183.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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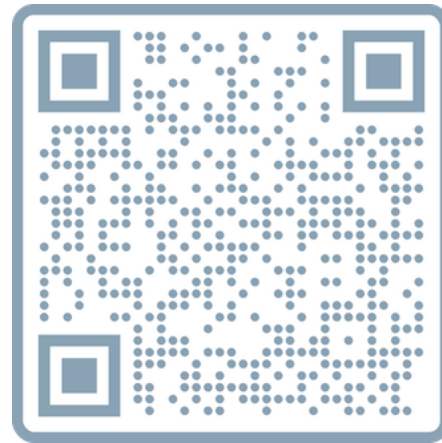


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