



Connells

Wenderton Way
Littlebourne Canterbury



Property Description

This executive style, family home is positioned in The Laurels development in the sought after village location of Littlebourne. The home was built in 2022 and is sold with the remainder of its New Home Build warranty.

The property is laid out over two floors comprising an open plan lounge dining room, plenty of space for entertaining along with a modern fitted kitchen complete with integrated white goods. There is a downstairs cloakroom accessed via the light entrance hall.

The first floor opens to a landing area with doors leading to four bedrooms, the main bedroom benefiting from an en suite shower room with shower, toilet and basin. The home is complete with a modern family bathroom including bath, toilet and wash hand basin.

The front of the property has a small garden area, off road parking for at least two cars and an integrated garage. There is side gated access in to a private garden, mostly laid to lawn and a patio area.

Viewings are highly recommended to appreciate all on offer, call our office to book your appointment.



Entrance Hall

Cloakroom

WC and wash hand basin

Lounge Dining Room

23' 7" Max x 16' 7" Max (7.19m Max x 5.05m Max)

Kitchen

8' 10" x 6' (2.69m x 1.83m)

Fully fitted kitchen, wall and base units with work surface, integrated fridge freezer, washing machine and dishwasher. Sink and drainer

Landing

Bedroom One

16' 2" x 10' 9" (4.93m x 3.28m)

En Suite

Shower cubicle, wash hand basin, WC

Bedroom Two

16' 7" x 8' 11" (5.05m x 2.72m)

Bedroom Three

15' x 9' 1" (4.57m x 2.77m)

Bedroom Four

10' x 8' 2" (3.05m x 2.49m)

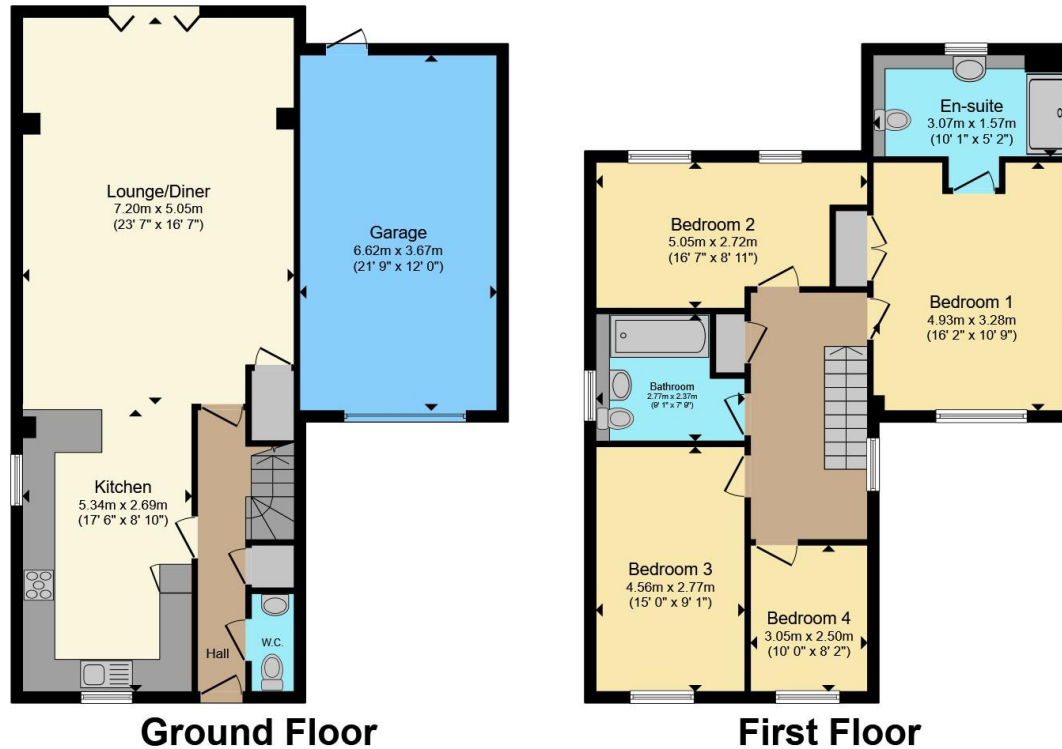
Bathroom

Bath with shower over, WC and wash hand basin









Total floor area 162.8 m² (1,752 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/CBY406193



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: CBY406193 - 0002