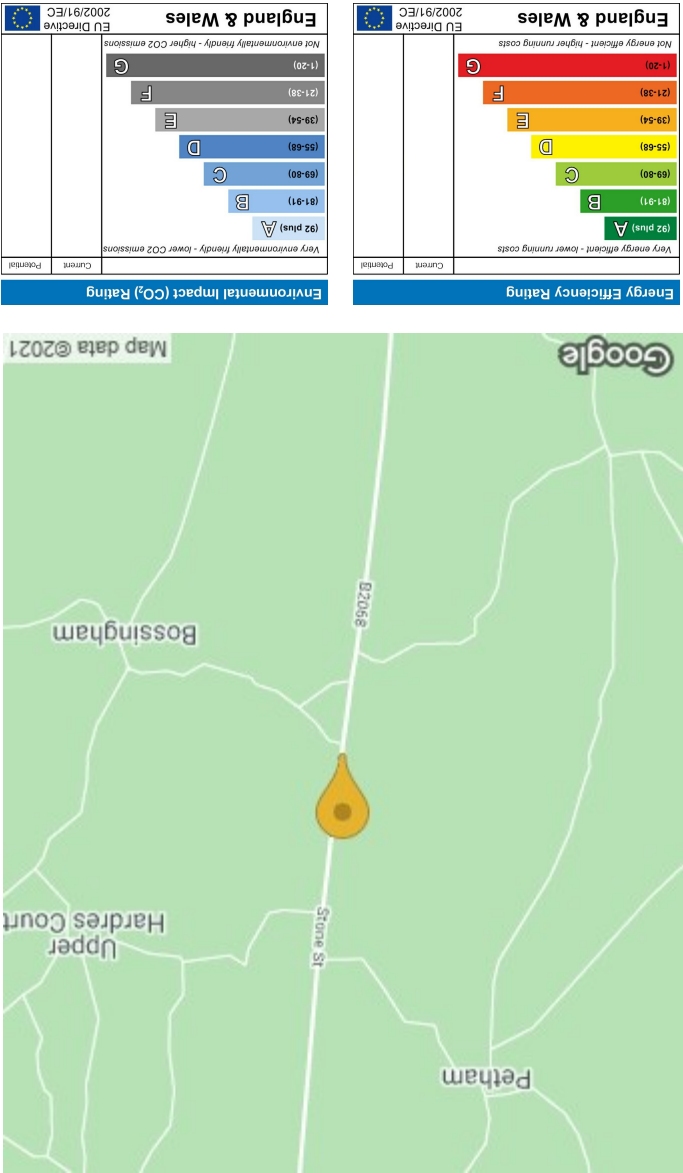


Disclaimer: Fixtures and Fittings - Items mentioned within the property particulars are included in the marketing price. Viewing - Strictly by appointment through the agents Mark Estate Agents. Agents Notes - These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. All purchasers should not rely on the particulars as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. Neither Mark Smith Estate Agents, nor their employees, have tested any apparatus, services, heating or plumbing equipment, fixtures or fittings, and no-one within the company has the authority to imply or give any such warranty in respect of the property and it is the buyers interests to check the working condition of any appliances. All dimensions and measurements indicated are approximate and supplied for guidance only.

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20 Stoneway Park, Stone Street
Petham, Canterbury, CT4 5PR



Working for you and with you

**20 Stoneway Park, Stone Street
Petham, Canterbury, CT4 5PR**

Select park home site located in Petham, a short drive from the Cathedral City of Canterbury.

Stoneway park is a fully residential site offering retirement living for the over 50's. Set amongst beautifully manicured communal gardens, this well presented property is extremely spacious and has the added benefit of a conservatory with a beautiful green and leafy outlook.

The accommodation comprises entrance hall leading into a large lounge/diner which is very light and airy, a well equipped kitchen with breakfast bar, 2 double bedrooms, dressing room, en-suite bathroom, separate shower room and a Upvc conservatory.

A village shop with a post office counter and The Rose and Crown public house are situated in the village of Stelling Minnis (approx 2.5 miles) with the Cathedral City of Canterbury just over 6 miles. In the opposite direction, Hythe and Folkestone are approximately 11.5 miles.

£199,995



Entrance Hall
Upvc part glazed entrance door. Radiator. Loft access. Thermostat control for central heating.

Dining Area
10'0 x 8'7 (3.05m x 2.62m)
Upvc double glazed full length window. Radiator.

Lounge
19'4 x 9' (5.89m x 2.74m)
Three Upvc double glazed bow windows. Two radiators. Electric fire with feature surround. TV point. Telephone point. Power points.

Kitchen
15'10 x 9'1 (4.83m x 2.77m)
Upvc frosted door to the garden and Upvc double glazed window to side. Matching range of wall, base and drawer unit. Display shelving. Worktop with inset 1½ bowl stainless steel sink unit with mixer tap. Breakfast bar. Built in eye level oven and grill. Gas hob with integrated extractor hood above. Cupboard housing combination central heating boiler. Integrated dishwasher. Space for fridge/freezer. Space for washing machine. Ample power points. Partially tiled walls. Spot lights. Wood effect laminate flooring.

Bedroom 1
11'7 x 9'1 (3.53m x 2.77m)
Upvc double glazed bow window. Fitted wardrobes. Radiator

En-Suite
7'3 x 6'0 (2.21m x 1.83m)
Upvc double glazed frosted window. Suite comprising corner bath with mixer tap, hand held shower attachment and further mains fed shower unit over the bath, vanity unit with inset wash hand basin and close coupled WC. Radiator. Vinyl flooring.

Dressing Room
7'4 x 6'8 (2.24m x 2.03m)
Range of fitted wardrobes. Radiator. Upvc double glazed frosted door to conservatory.

Conservatory
15'6 x 7'11 (4.72m x 2.41m)
Upvc double glazed construction with French doors to the garden. Vinyl flooring.

Bedroom 2
10'3 x 9'3 to wardrobe (3.12m x 2.82m to wardrobe)
Upvc double glazed bow window to the side. Fitted wardrobe and drawer unit. Radiator.

Shower Room
6'6 x 5'1 (1.98m x 1.55m)
Upvc double glazed frosted window. Suite comprising shower enclosure with electric shower, wash hand basin with vanity cupboard and close coupled WC. Localised tiling. Shaver socket. Radiator. Vinyl flooring.

Parking
Block paved parking space adjacent to home.

Garden
Paved patio to the rear of the property overlooking the well kept communal gardens. Outside tap. Shed.

Agent's Note
Pitch Fee : £195.32 per month.

Council Tax Band A

Pets : We understand one small dog is permitted

