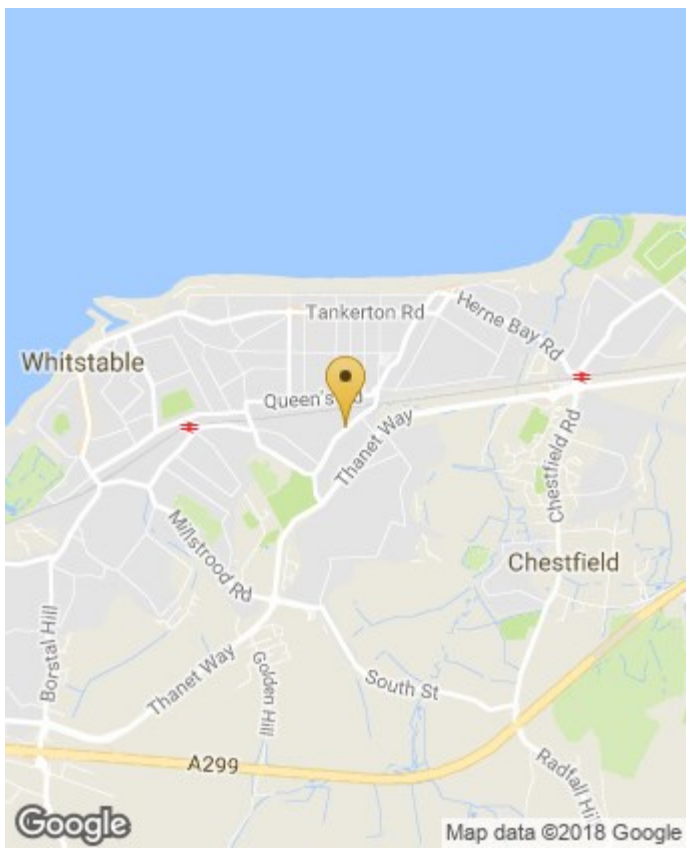
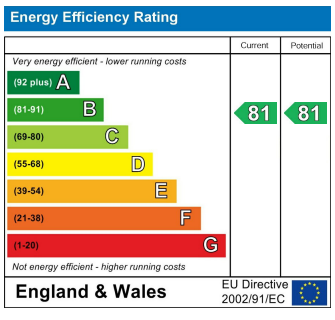
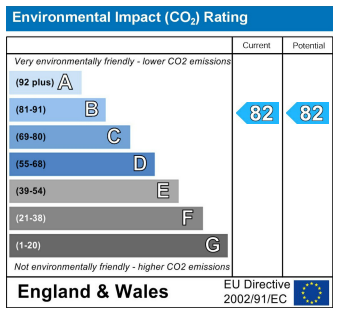
MARK SMITH Estate Agents

44a Ham Shades Lane
Whitstable, CT5 1NX

All measurements are approximate and for display purposes only







90-92 High Street, Whitstable, Kent, CT5 1AZ T: 01227 272155 E: info@marksmithestateagents.co.uk W: www.marksmithestateagents.co.uk

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 constitue 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 applicances. All dimensions and measurements indicated are approximate and supplied for guidance only.

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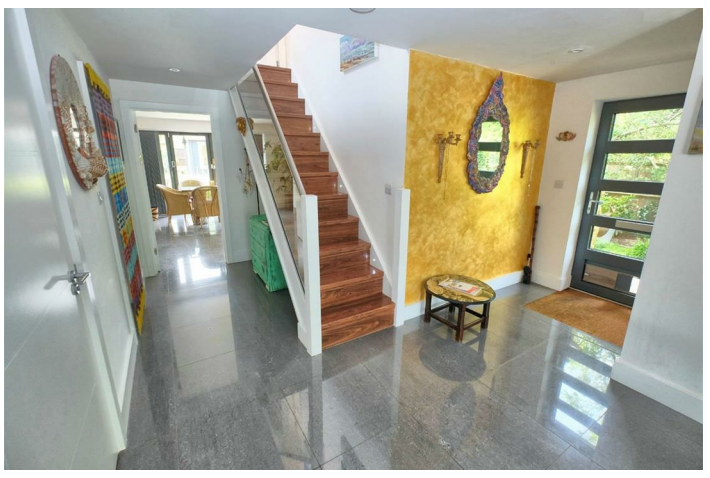
MODERN DETACHED HOUSE IN A PREMIER ROAD. We have pleasure in offering for sale this modern 3 bedroom detached family home located in a quaint mews only 1 of 4 properties and accessed via a private road. The is offered for sale in very good order throughout with modern contemporary living accommodation. These homes rarely come onto the open market, so don't miss out.

£650,000



Entrance Hall
Double glazed entrance door. Spotlights to ceiling. Stairs to first floor with under stairs storage space. Power points. Tiled floor with under floor heating.

Reception
17' 9" x 13' (5.41m x 3.96m) Full height double glazed window to front aspect. Spotlights to ceiling. Power points. Tiled floor with under floor heating (with minor work this could be partioned off)

Claokroom
Frosted double glazed circular window to side aspect. Low level WC with concealed cistern. Wash hand basin with storage cupboard. Extractor fan. Tiled floor with under floor heating.

Utility Room
7' 10" x 4' 6" (2.39m x 1.37m) Double glazed door to garden. Two double wall cupboards with two worktop surfaces and plumbing for washing machine. Space for tumble dryer. Power points. Tiled floor with under floor heating.

Open Plan Kitchen/Diner
22' 4" x 19' (6.81m x 5.79m) Full width bi-folding doors leading to rear garden. Inset spotlights to ceiling. Fitted wall storage cupboards. Fitted storage cupboards with display shelf. Power points. Tiled floor with under floor heating.

Kitchen Area: Double glazed window to side aspect. Inset sink unit with mixer tap. Range of matching high gloss wall and base units with matching worktop surfaces. Integrated electric double oven. Ceramic induction hob and extractor hood. Integrated dishwasher, freezer and double draw style fridge. Power points. Tiled floor with under floor heating.

Landing
15' 5" x 13' (4.70m x 3.96m) Velux window to side aspect. Fitted storage cupboards with display shelf. Walk-in airing cupboard with Worcester central heating boiler. Radiator. Power points. Wooden floor. Door to:

Bedroom 1
15' 4" x 13' (4.67m x 3.96m) Full height window double glazed window to front aspect. Radiator. Power points. Wooden floor. Door to:

En-suite Shower Room
Velux window to side aspect. Wet room style shower with mains shower. Fitted vanity unit. Low level WC. Wall mounted chrome heated towel rail. Part tiled walls. Tiled floor.

Bedroom 2
15' 9" x 10' (4.80m x 3.05m) Two double glazed windows to rear overlooking garden. Wall length fitted wardrobes with sliding doors. Two radiators. Power points. Wooden floor. (With some minor alterations could be split into two rooms.)

Bedroom 3
10' 2" x 9' 3" (3.10m x 2.82m) Double glazed window to rear aspect. Velux window to front aspect. L-shaped fitted wardrobe with mirrored sliding doors. Radiator. Power points. Wooden floor.

Bathroom
7' 8" x 5' 8" (2.34m x 1.73m) Velux window to rear aspect. White suite comprising modern panelled bath with mixer tap. Fitted vanity unit with wash hand basin. Low level WC. Spotlights to ceiling. Wall mounted chrome heated towel rail. Tiled floor.

Rear Garden
55' x 38' L-shaped and enclosed with fencing and pedestrian side access. Decked seating area. Laid to lawn with flower and shrub borders. Timber shed.
LOG CABIN: 17' x 12' (5.18m x 3.66m) With power and light. French doors to garden and windows to both sides.

Front Garden
The driveway has been shingled over providing off street parking for several vehicles. Borders stocked with trees and shrubs.