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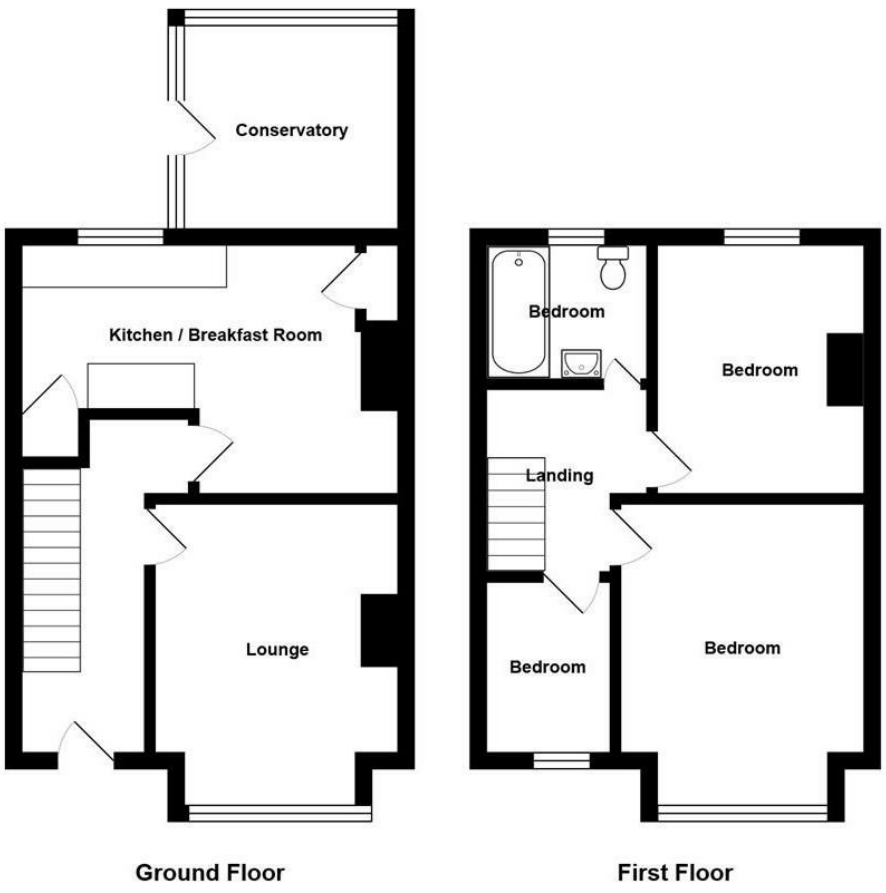
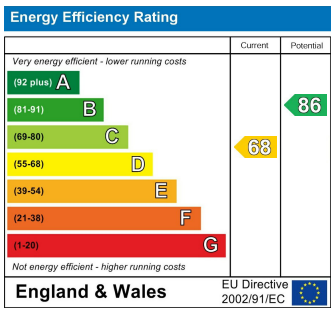
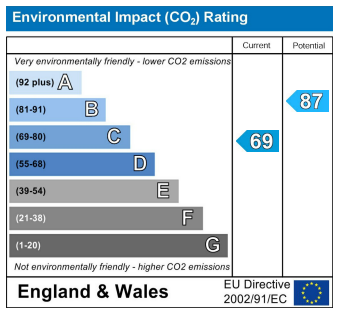
31 Clover Rise
Whitstable, CT5 3EY



Ground Floor First Floor

All measurements are approximate and for display purposes only





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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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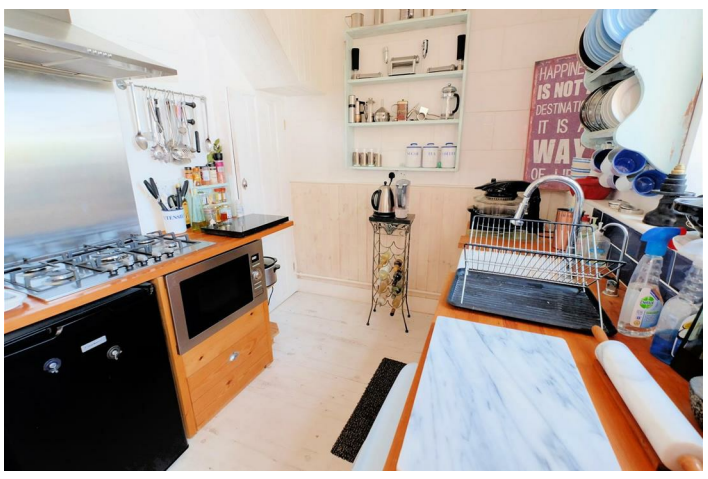
31 Clover Rise
Whitstable, CT5 3EY

EXCELLENT FAMILY HOME IN A VERY POPULAR RESIDENTIAL AREA . We have pleasure in offering for sale this well maintained 3 bedroom family home located in a very popular residential area within walking distance of local bus routes, Sainsbury's and B&Q stores. Good fast road links serving London and the Kent coast are within reach. This home has the benefits of gas central heating and double glazing. The good size family living accommodation comprises entrance hall, lounge, dining room, kitchen and a conservatory. Upstairs there are 3 bedrooms and a modern bathroom. Outside there is an enclosed rear garden. This home is offered for sale in good order throughout and we have no hesitation in recommending an early viewing to avoid disappointment.

£299,950



Entrance Hall
Part frosted UPVC double glazed entrance door with frosted double glazed windows both sides. Dado rail. Coved ceiling. Stairs to first floor with under stairs storage cupboard. Radiator. Power points. Laminate floor.

Lounge
13'06 x 10'09 (4.11m x 3.28m)
Double glazed bay window to front aspect. Coved ceiling. Open fireplace with log burner. Radiator. Power points. Laminate floor.

Dining Room
11'10 x 9'06 (3.61m x 2.90m)
Double glazed sliding patio doors to conservatory. Built-in larder cupboard. Radiator. Power points. Laminate floor. Access to:

Kitchen
7'10 x 7'02 (2.39m x 2.18m)
Double glazed window to rear aspect. Range of base and wall units with worktop surfaces with inset Butler sink and five ring gas hob with stainless steel splashback and extractor hood above. Built-in oven/grill microwave combo. Under stairs storage cupboard. Space for fridge. Part tiled walls. Power points. Laminate floor.

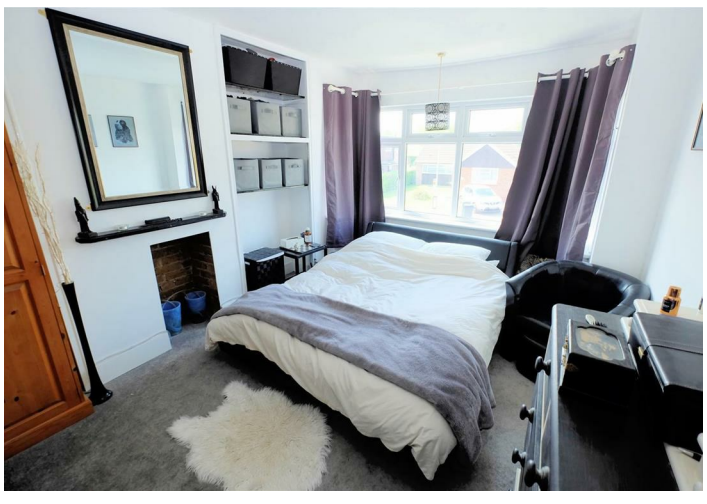
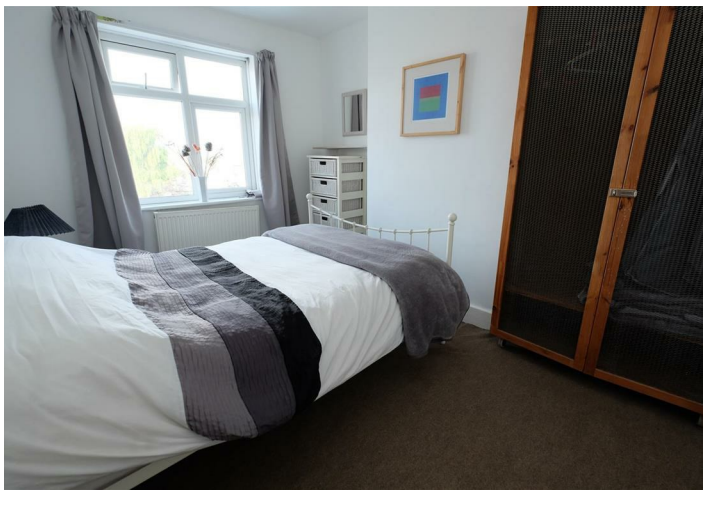
Conservatory
10'01 x 9'06 (3.07m x 2.90m)
Glazed door to garden. Double glazed windows to rear and side aspects. Polycarbonate roof. Radiator. Power points. Laminate floor.

First Floor Landing
Access to loft space. Doors to bedrooms and bathroom. Power points. Carpet.

Bedroom 1
13'6" x 9'8" (4.14m x 2.95m)
Double glazed bay window to front aspect. Fitted shelves to alcove. Radiator. Power points. Carpet.

Bedroom 2
11'02 x 9'0 (3.40m x 2.74m)
Double glazed window to rear aspect. Radiator. Power points. Carpet.

Bedroom 3
7'05 x 5'05 (2.26m x 1.65m)
Double glazed window to front aspect. Power points. Laminate floor.

Bathroom
7'02 x 5'10 (2.18m x 1.78m)
Frosted double glazed window to rear aspect. White suite comprising modern panelled bath with mains shower and glass screen. Fitted vanity unit with wash hand basin with storage cupboard below and low level WC. Spotlights to ceiling. Radiator. Marble flooring.

Rear Garden
35' x 18 approximately (10.67m x 5.49m approximately)
Enclosed by panelled fencing and wooden double gates to side. Lawn area with flower and shrub borders. Raised decked seating area. Timber shed. Greenhouse. Outside tap. Outside light.