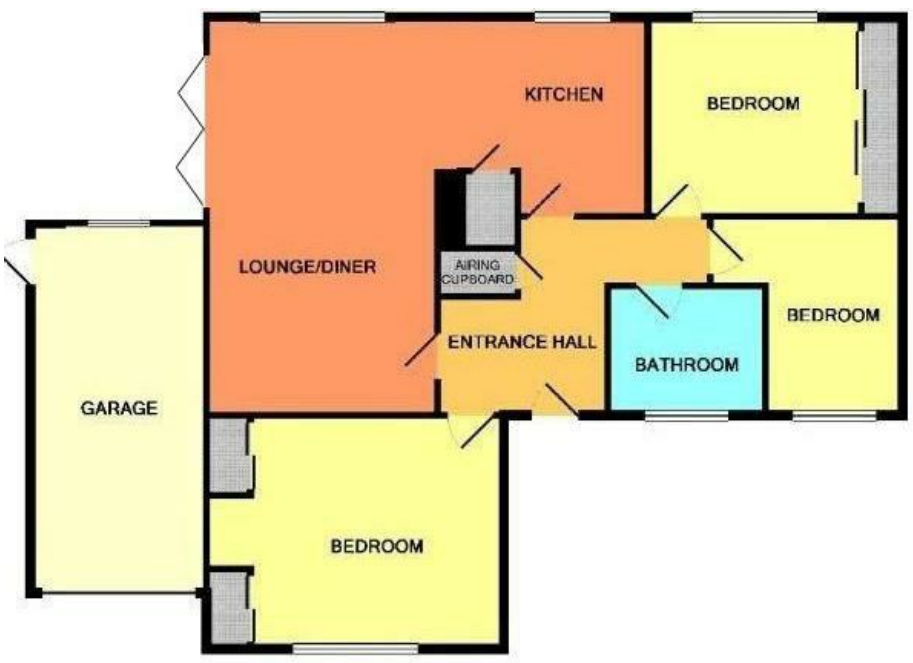
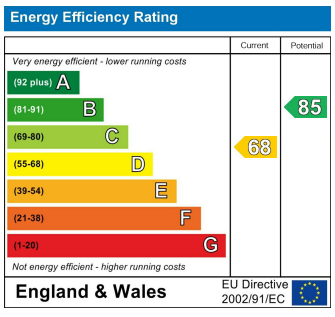
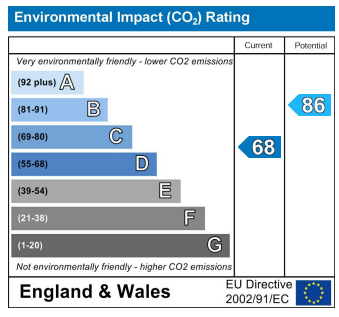
MARK SMITH Estate Agents

28 Laxton Way
Chestfield, Whitstable, CT5 3JN







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

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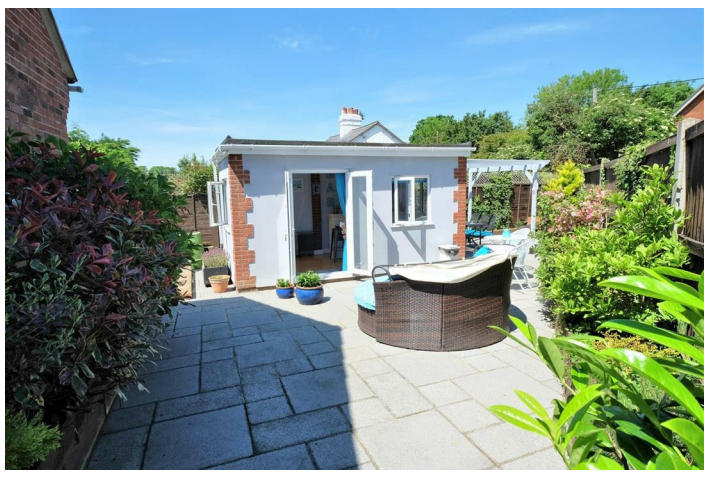
*** OFFERS INVITED *** A CHAIN FREE SALE for this appealing detached bungalow with attractive well maintained gardens which has been thoughtfully modified to provide a sociable open plan living, dining and kitchen area with bi-folding doors leading to a generous decked sun terrace. Stylish throughout, this home comprises entrance hall, L-shaped open plan living/dining/kitchen, three bedrooms; two double, one single and a modern bathroom. An added bonus is the garden room currently used for entertaining with a purpose built bar and seating area although this versatile room could easily be used as an office, hobby room or teenage den. The pretty cottage-style garden has been thoughtfully planned and enhanced by the inclusion of several dedicated seating areas to maximise enjoyment of a sunny day. Both the golf course and The Barn Public House & Restaurant are within walking distance. Local shopping facilities, Sainsburys superstore, Chestfield Medical Centre and Chestfield & Swalecliffe Railway Station are approximately 0.75 miles. Favoured Tankerton seafront and slopes are just over a mile with picturesque Whitstable town centre 2.5 miles. Motorway links are easily accessible from the A299.

Guide Price £440,000



Entrance Hall
Upvc double glazed door to the entrance hall. Downlighters. Coved ceiling. Loft access. Radiator with decorative cover. Thermostat control for central heating. Power points. Storage cupboard housing hot water cylinder. Tiled floor and upstand.

Open Planing Kitchen/Dining/Living
21'5 x 18'10 at max points - l shaped (6.53m x 5.74m at max points - l shaped)
Kitchen
Upvc double glazed window with Plantation shutters overlooking the rear garden. Matching range of base, wall and drawer units. Concealed under unit lights. Wooden work surfaces with inset ceramic sink unit with mixer tap. Localised tiling. Built-in electric oven with ceramic hob above and extractor cooker hood over. Space for fridge/freezer. Plumbing for washing machine and slimline dishwasher. Built in full height larder cupboard with shelves. Coved ceiling. Downlighters.

Lounge/Dining Area
Upvc double glazed window with Plantation shutters overlooking the rear garden. Two radiators with decorative covers. Feature fireplace with timber mantel and surround and inset log burner. TV point. Power points. Coved ceiling. Downlighters. Double glazed bi-folding doors to the decked seating area.

The opening plan living space is tiled throughout.

Bedroom 1
12' to front of wardrobes x 10'8 (3.66m to front of wardrobes x 3.25m)
Upvc double glazed window with Plantation Shutters to front. Radiator with decorative cover. Two built-in double wardrobes and built-in modular storage unit. Power points. TV point. Coved ceiling. Tiled floor and upstand.

Bedroom 2
10'2 to front of wardrobes x 9'6 (3.10m to front of wardrobes x 2.90m)
Upvc double glazed window with Plantation Shutters overlooking the rear garden. Radiator with decorative cover. Built-in wardrobes with shelves and hanging space also housing wall mounted gas boiler. Power points. Coved ceiling. Tiled floor and upstand.

Bedroom 3
8'11 x 6'5 + door recess (2.72m x 1.96m + door recess)
Upvc double glazed window with Plantation Shutters to front. Radiator. Coved ceiling. Power points. Tiled floor and upstand.

Bathroom
7'5 x 5'7 (2.26m x 1.70m)
Upvc double glazed frosted window with Plantation Shutters to front. White suite comprising bath with mains shower over and glass screen to side, wash hand basin set into vanity unit with cupboard under and concealed cistern WC. Heated towel rail. Coved ceiling. Downlighters. Tiled floor and upstand.

Garden Room
14'8 x 9'8 (4.47m x 2.95m)
Upvc double glazed windows to three sides overlooking the rear garden. Upvc double glazed French doors to garden. Purpose built bar with storage. Circular sink with splashback tiling set into worktop with cupboard below. Fitted unit comprising work surface with cupboard below and integrated fridge/freezer to side. Purpose built 'L' shaped seating.

Garage
17'7 x 8'3 (5.36m x 2.51m)
Up and over door to front. Power and light. Window to rear.

Rear Gardens
The attractive and well tended rear gardens surround the bungalow and provide several dedicated seating areas to maximise enjoyment of sunny days. including a raised decked area accessed directly from the open planing living room. Established flower and shrub borders. Timber log store. Pedestrian door to the garage. Exterior power points. Pedestrian gated access to the front.

Front Garden
Open plan mainly laid to lawn with flower and shrub beds. Concrete driveway providing off road parking.