

Foxdown Close, Canterbury, CT2 7RR

£495,000

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A superb link detached family home offering fully refurbished accommodation situated in a Cul-de-sac of a sought-after residential area with a host of nearby facilities including desirable schools and Universities, a mainline train station and Canterbury City Centre.

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Entering the property, the ground floor offers well-proportioned living accommodation, a welcoming hallway with guest cloakroom leads into a spacious sitting room overlooking the front of the property. Through an oak framed glass door to the kitchen/diner, a truly stunning room with bifold doors leading to the rear garden. The room features a newly installed kitchen with quartz worktops and breakfast bar, underfloor heating, space for a dining table and stairs to the first floor. To the side, a utility room fitted with an array of wall and floor cabinets, plumbing for a washing machine and offering access to both the garage and rear garden.

The first floor comprises of three bedrooms and a family bathroom, all accessed from a central landing. Bedrooms one and two are both doubles and benefit from built in storage, bedroom three is a good-sized single room overlooking the front of the property. The newly fitted bathroom consists of a bath with dual headed shower over and glass screen, wash hand basin set in a vanity with storage under and a WC. The room is fully tiled with a wall mounted heated towel rail and illuminated mirror.

Externally the property offers gardens to the front and rear. The front garden has a driveway leading to the garage and an area of lawn which, subject to any necessary permissions could provide additional parking.

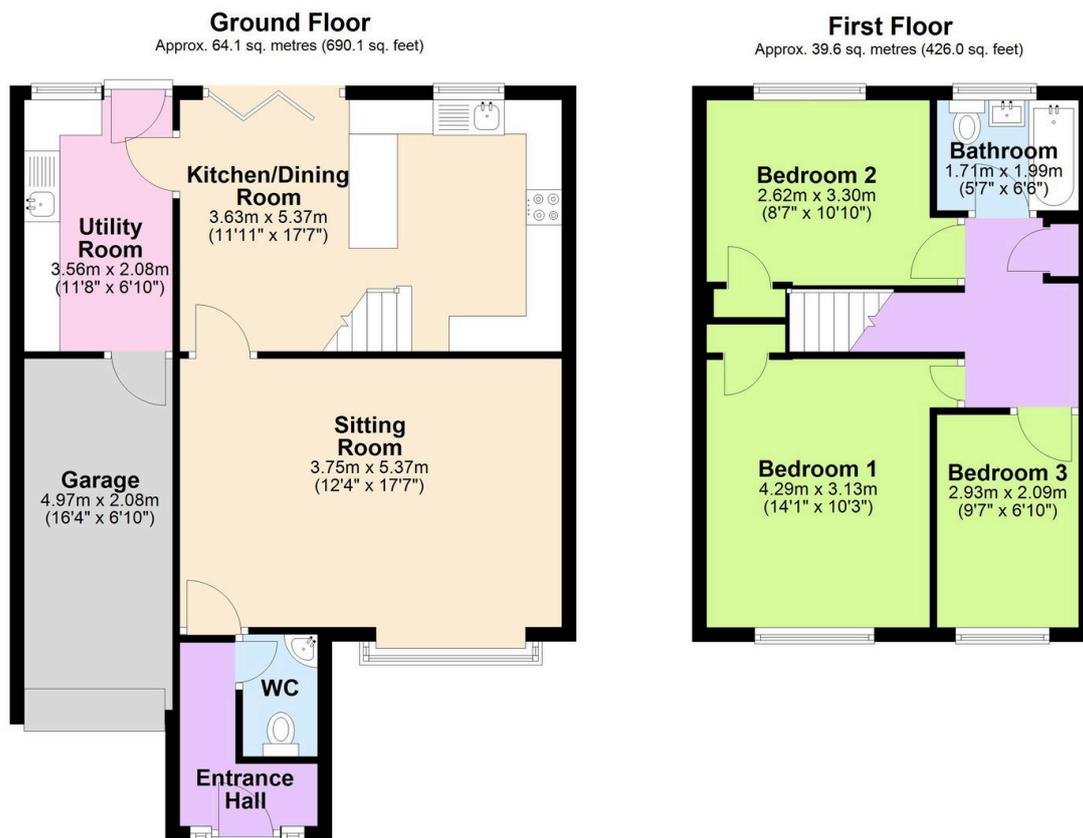
The rear garden has a patio of porcelain tiles spanning the rear offering plenty of space for alfresco dining and a spacious lawned area. To the rear of the garden is a log cabin, an ideal summer house or if needed could become a home office.

Some benefits of this property to note include a new central heating system with boiler, full rewire, new kitchen, utility room and bathroom, replastered, decorated and new flooring throughout.

Situated on the outskirts of Canterbury City centre which offers an extensive range of shops, restaurants and leisure facilities. There are an impressive range of schools, colleges and universities in the city and the highly regarded Marlowe Theatre. Canterbury West station is only a short walk and provides High-Speed rail services to London St. Pancras with a journey time of under an hour.

## Key Features

- Ref: MH0966
- Refurbished To A High Standard
- Cul-De-Sac Location
- Kitchen/Diner & Utility Room
- Garden Room/Summer House
- 3 Bedroom Link Detached
- Highly desirable area
- Close To Schools & Station
- Garage & Driveway
- No Onward Chain



Total area: approx. 103.7 sq. metres (1116.1 sq. feet)

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