



FOUNDATION

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3 Smedley Road, Faversham ME13 8FT

3 BEDROOMS | 2 BATHROOMS | 2 RECEPTIONS



Freehold



## 3 Smedley Road, Faversham ME13 8FT

- Spectacular Open Plan Kitchen Diner
- Three Bedrooms & Two Luxury Bathrooms
- Contemporary Décor Throughout
- Modern Fixtures & Fittings
- Large Sitting Room With Additional Snug/Study
- Bright & Airy Accommodation
- Off Road Parking For Two Cars
- Bi-fold Doors To The Attractive Garden

### SITUATION:

The charming market town of Faversham has a wide range of high street shops and independent retailers which adorn its attractive high street and its bustling market square. The town also offers excellent leisure facilities with an indoor and outdoor swimming pool, a cinema, a large park and recreation ground, a museum and numerous pubs and restaurants.

It has a good selection of primary schools and two secondary schools, one of which is the renowned Queen Elizabeth Grammar School. Faversham has a mainline railway station with a regular service to London Victoria, Cannon Street and Charing Cross and a high-speed rail link to London St. Pancras. The nearby M2 motorway gives excellent and fast access to London.

The city of Canterbury is approximately 10 miles away this has a vibrant city centre, which has a wide array of High Street brands

alongside independent retailers, cafes and international restaurants and offers a selection of sporting, leisure, and recreational amenities, including the Marlowe Theatre. The seaside town of Whitstable, famous for its seafood and annual oyster festival held at the vibrant harbour and picturesque quayside, also has a variety of shops, boutiques and restaurants, a good selection of primary and secondary schools and excellent leisure facilities and is 8 miles away.

The thriving town of Margate is one of England's most quintessential seaside towns, with its long, sandy beaches and traditional seaside shops and arcades. However, there is also a new and vibrant atmosphere in Margate, with the world-renowned Turner Contemporary art gallery (opened in 2011) and the regeneration of the Old Town, with its vast array of boutique shops and international cafes and restaurants.



#### DESCRIPTION:

An extremely energy efficient property situated in an exclusive development, with an enviable corner position and just a short walk from the market town of Faversham. It has a striking facade which blends brick, weatherboarding, and contemporary dark framed windows balanced with a stunning high specification interior.

The current owners have extensively enhanced the property with their creative décor, reconfiguration of the layout and the installation of bifold doors off the main living room.

The property offers almost 1400 sq. ft of beautifully appointed accommodation, comprising of bright and airy living areas which open out onto the south westerly facing garden, three double bedrooms, two luxury bathrooms and a dual aspect kitchen breakfast room with separate utility area.

The glazed front door opens into an entrance

hall, with storage cupboard and cloakroom, whilst wood effect flooring runs seamlessly throughout the ground floor.

To the left of the hallway there is a spacious dual aspect kitchen breakfast room which has been finished with contemporary gloss units, granite work tops and brightly coloured metro tiles. A breakfast bar creates some division between the kitchen and dining area whilst a window seat has been placed within one of the large windows. The space is further enhanced by a separate utility room with a sink and plenty of space for laundry appliances.

To the right of the hallway there is a bright and airy sitting room which boasts a huge bay window and bi-fold doors to the garden. Just off this room one will find a snug area which is the perfect place to read or study with the French doors open.

Stairs rise to the first floor where one will find a large galleried landing which leads to three generously proportioned double bedrooms

and a well-appointed family bathroom. The windows upstairs are also particularly large and allow light to flood through this bright and airy home. The dual aspect main bedroom, benefits from a luxury ensuite shower room, this could easily be divided into two if one required a fourth bedroom.

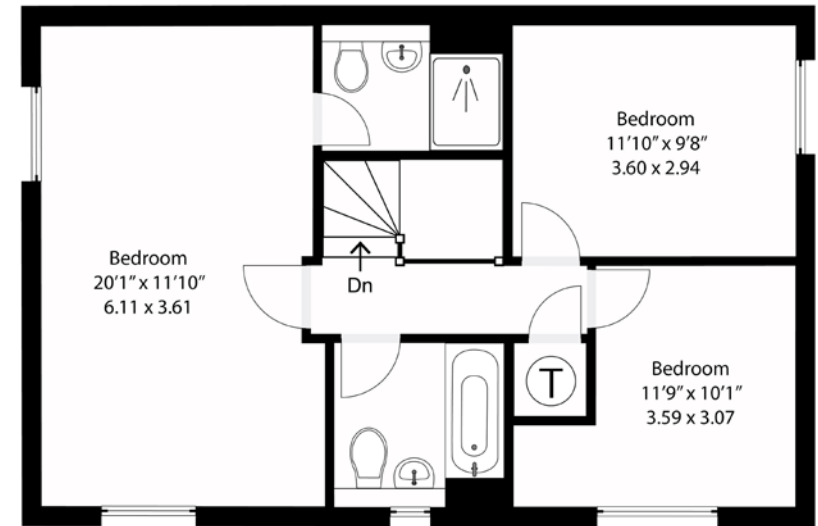
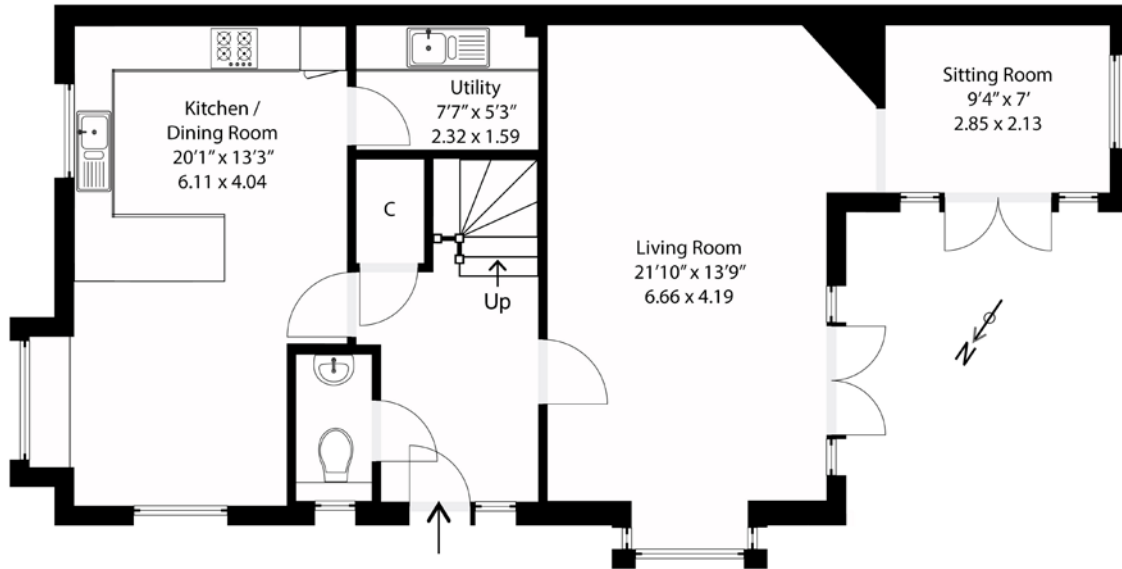
#### OUTSIDE:

From the bi-fold doors there is an attractive sandstone patio, perfect for alfresco dining and keeping a hot tub, this area leads to a few steps that are bordered by wooden sleepers from which there are an array of attractive shrubs and young trees, offering privacy and delicate shade.

The top of the garden has a storage shed and rear access, the garden has been immaculately landscaped and benefits from a particularly sunny, south westerly position.

There is allocated parking for two cars at the rear of the property as well as visitor parking bays dotted along the development.





TOTAL FLOOR AREA: 1360 sq.ft (126 sq.m)



EPC RATING  
B



COUNCIL TAX BAND  
E



GENERAL INFORMATION  
All mains services are connected

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD

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