



Freehold



## Fairview, Staple Street Road, Dunkirk ME13 9TJ

- Striking Semi-Detached Chalet Bungalow
- Fully Renovated & Refurbished Throughout
- Substantially Extended With A High Specification Finish
- Open Plan Family Living Area With BI-Fold Doors
- Newly Fitted Kitchen & Luxury Bathroom
- New Double-Glazed Windows & Doors
- Potential To Integrate & Convert The Garage
- Beautifully Landscaped Garden & Paved Driveway

### SITUATION:

The property is situated in the popular village of Dunkirk. It is approximately three miles east of Faversham and five miles west of Canterbury. Dunkirk has a new village hall, two garden centres, a farm shop and the Red Lion public house. Its neighbouring village of Boughton-under-Blean has a long main street with a post office, village store, churches, a well-regarded primary school, hairdressers and several pubs and restaurants. The villages are very closely linked and share a real sense of community.

Dunkirk is close to the A2 which gives easy access to the motorway network. There is a regular bus service through the village to Canterbury and Faversham and the railway stations at both Canterbury and Faversham offer a regular service to London Victoria and Charing Cross as well as a high speed link to London St Pancras.

The nearby town of Faversham has a thriving High Street with a variety of independent

traders as well as well-known brands and three times a week the town has a bustling market. The town has several well-regarded primary schools as well as the renowned Queen Elizabeth Grammar School and good leisure facilities including an indoor/outdoor swimming pool, a cinema and a large recreation ground.

The cathedral city of Canterbury offers an even wider array of shopping, leisure and educational amenities, including a selection of state and private schools, three universities, the White Friars Shopping Centre, the Marlowe theatre and two hospitals.

The seaside town of Whitstable is just 6 miles away and 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.

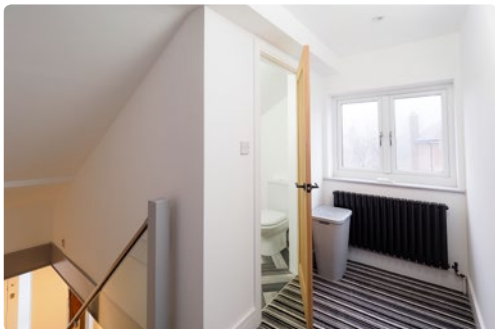


#### DESCRIPTION:

A striking semi-detached chalet bungalow originally built in the 1960's but has since undergone a comprehensive programme of renovation and modernisation. The current owner has creatively extended and reconfigured the layout to now offer a substantial 1400 sq.ft, four-bedroom property with a landscaped garden.

Every effort has been made to ensure the home is energy efficient with additional insulation, new double-glazed windows and doors, combi boiler, low energy spotlights and improvements to the electrics. Twinned with stylish décor, a luxury bathroom, contemporary kitchen and bi-fold doors this property now offers a wonderful family home in a convenient village setting.

The new composite front door matches the dark framed windows opening into a spacious entrance hall with stairs to the first floor. The hallway presents beautiful blue oak flooring and solid oak internal doors



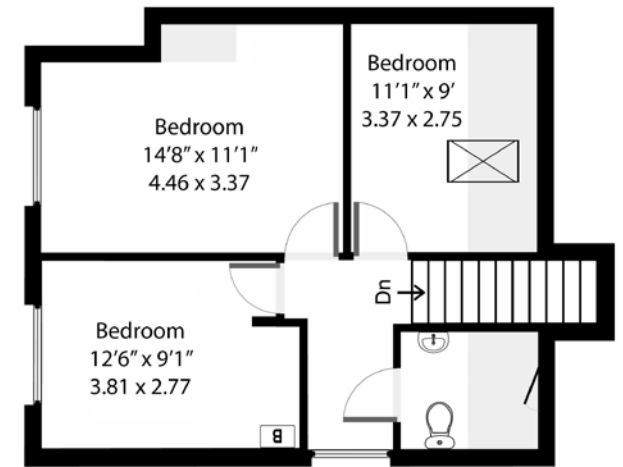
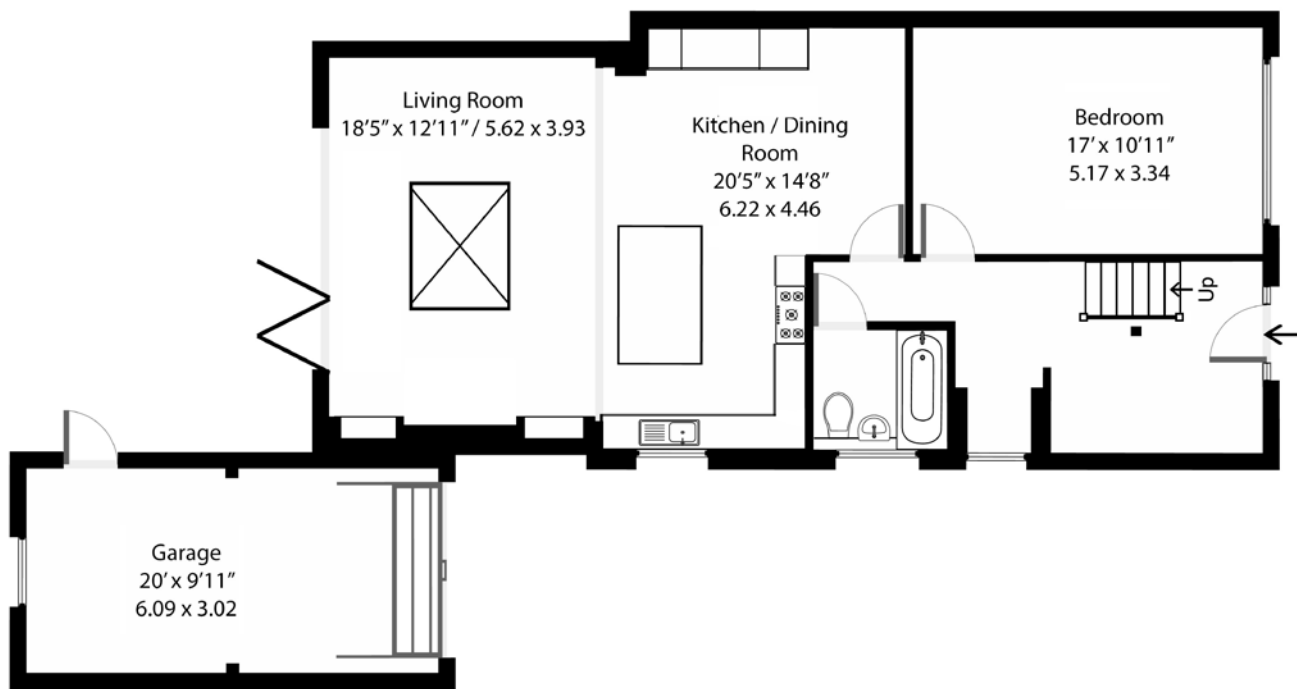
which are found throughout, characterful exposed brick with a floor to ceiling window illuminates the hallway with light. Whilst to the left one will find a well-appointed family bathroom which has been finished with a stylish white suite, black fixtures, and porcelain tiles.

At the rear of the property there is a magnificent open plan family area, which is flooded with light from the striking glass lantern. The kitchen has been stylishly designed and fitted by the owner himself who has integrated many main appliances including a wine cooler, Belling range oven and a Quooker tap. The dark matt units complement the quartz work tops, glass splash backs and blue oak flooring. An island creates division between the cooking and dining area yet allows the space to be open and sociable. The rest of the space overlooks the garden through the bi-fold doors which run the full width of the house, and a contemporary electric fireplace is set within the feature wall. The downstairs living space also offers an additional reception room or

alternatively a fourth bedroom. To the first floor, there is a washroom with WC and basin, and three generously proportioned bedrooms, one of which benefits from fitted wardrobes.

#### OUTSIDE:

The front of the property has been smartly presented with curved brick walls, providing entrance to a substantial block paved driveway. This leads to the front door and an integral garage which has an electric door. The garage could be integrated with the house and planning has been permitted to convert this space into extra living accommodation. The rear garden reflects the finish of the interior, bi-fold doors open onto patio stones that lead to steps which have been built into the raised borders and rise to a low maintenance artificial lawn. There is another seating area on the left which makes the most of the evening sunshine, whilst to the right, a concrete base and an electric supply have been installed for someone to add a summer house or home office.



TOTAL FLOOR AREA: 1587 sq. ft (147 sq. m)  
 HOUSE: 1389 sq. ft (129 sq. m)  
 GARAGE: 198 sq. ft (18 sq. m)



EPC RATING  
 C



COUNCIL TAX BAND  
 C



GENERAL INFORMATION  
 All main services are connected

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