



FOUNDATION

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20 Clifford Road, Whitstable CT5 1PW

3 BEDROOMS | 2 BATHROOMS | 1 RECEPTION

Freehold



20 Clifford Road, Whitstable CT5 1PW

- Newly Constructed Detached Bungalow
- Three Double Bedrooms & Two Luxury Bathrooms
- Open Plan Family Room With Bi-fold Doors
- Fine Craftmanship Throughout
- High Specification Fixtures & Fittings
- Kitchen With Breakfast Bar & Separate Utility Area
- South Facing 170ft Rear Garden
- Less Than A Mile Walk To Whitstable Station

SITUATION:

Clifford Road is perfectly located for Whitstable train station which is less than a mile walk from the property and provides excellent links into London. A little further one will find the bustling high street, Whitstable harbour, and the beach front. This popular seaside town of Whitstable is famous for its seafood and annual Oyster Festival held at the vibrant harbour and picturesque quayside.

The town has a variety of shops and boutiques, as well as high street names. There are good local primary and secondary schools, numerous restaurants, and excellent leisure facilities. It has its own mainline railway station with a high-speed service to St Pancras, a regular Stagecoach bus service and good road links to London and the coast via A290/M2.

The nearby cathedral city of Canterbury is a vibrant and cosmopolitan city, with a thriving city centre offering a wide array of

High Street brands alongside a diverse mix of independent retailers, cafes, and international restaurants. The city also offers a fine selection of sporting, leisure, and recreational amenities, including the refurbished Marlowe Theatre.

Canterbury has an excellent choice of educational amenities, including three comprehensive schools, three Grammar schools and a number of well-regarded junior and senior private schools. There are also three universities, two hospitals and two railway stations with a regular and fast service to London.

There is plenty of beautiful countryside nearby as well, including Wraik Hill Nature Reserve, Victory Woods Nature Reserve and Blean Woods. These have been designated as a national nature reserve and cover around 1257 acres of woodland and heath, with plenty of footpaths and bridleways throughout, making this an ideal setting for those who enjoy walking and outdoor pursuits.



DESCRIPTION:

A spectacular, newly built three-bedroom detached bungalow, constructed to a high specification with attractive, weather-boarded elevations and a modern and stylish interior offering almost 1500 sq.ft of highly versatile accommodation.

The property is situated within the popular seaside town of Whitstable, yet in a peaceful location just a short walk away from the train station and bustling high street.



This beautiful home has been creatively laid out to offer a magnificent open plan living area with bi-fold doors that connect to the 170ft south facing rear garden.

The composite front door opens into a splendid wide entrance hall with wood effect flooring which complements the solid oak doors found throughout.

The first rooms to either side of the hallway have been fitted with plush carpet, and offer

either double bedrooms or the possibility of an additional reception room.

To the right of the hallway there is a utility cupboard, which provides ample space for laundry appliances, whilst to the left there is a coat closet and a well-appointed bathroom which has been stylishly finished with Vado fixtures and marble effect tiles.

At the rear of the property, one will find the main bedroom with separate dressing room and luxury ensuite shower room.

Adjacent to the bedroom there is a spectacular triple aspect family area which has been fitted with a high gloss kitchen, that integrates all main appliances.

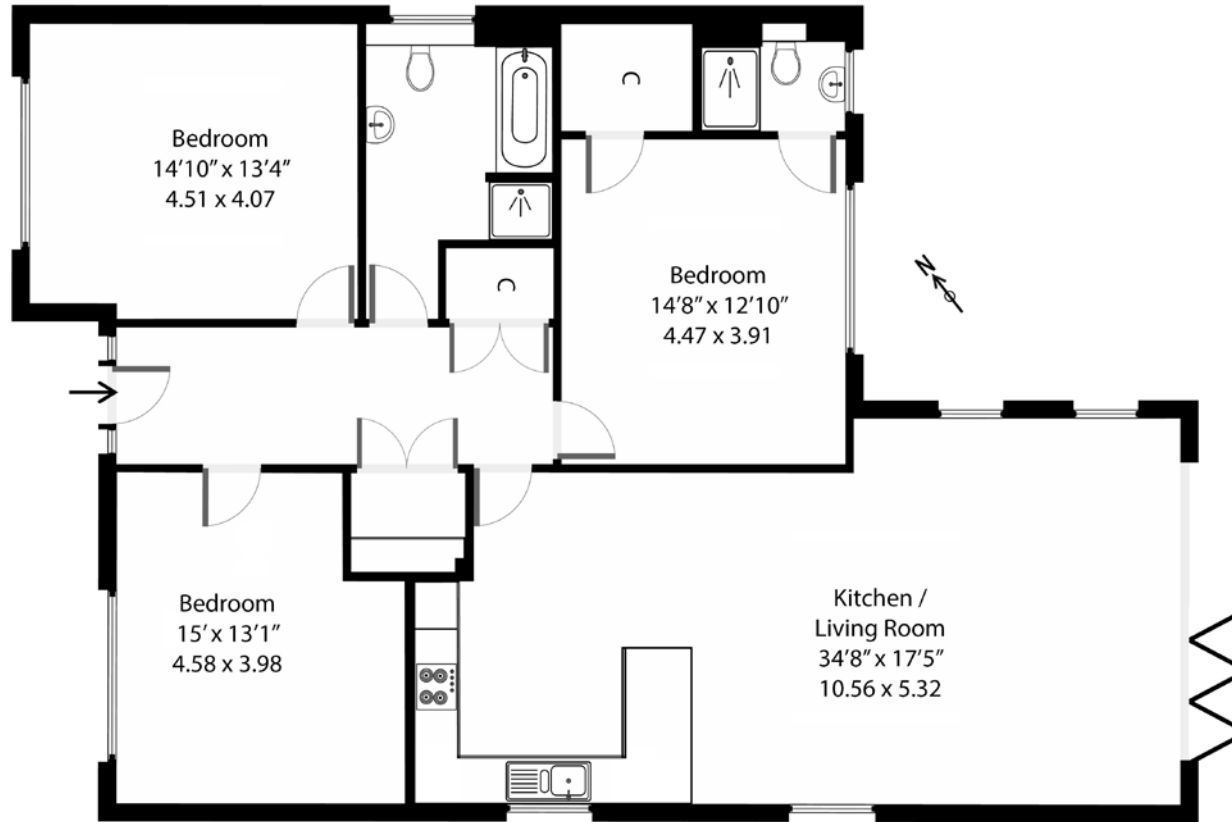
The slim line quartz work surfaces give a sleek finish and incorporates a breakfast bar peninsular that creates a division between cooking and dining.

The room is generously proportioned and allows for a relaxing seating area as well as space for a large family dining room table and is further complemented with bi fold doors that run the full width of this 600 sq.Ft room.

OUTSIDE:

The south facing rear garden is 170ft of lush lawn and is enclosed by new fencing, the bifold doors step directly onto the patio which provides ample space for alfresco dining whilst to the left of the garden there is storage shed.

A bloc paved driveway can be accessed from either side of the rear garden and offers parking for half a dozen cars and is encompassed by picket fencing and attractive shrubs.



TOTAL FLOOR AREA: 1473 sq. ft (137 sq. m)



EPC RATING
TBC



COUNCIL TAX BAND
TBC



GENERAL INFORMATION
All main services are connected

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