



Freehold



14 Broadbank Way, Canterbury CT1 3ZP

- Contemporary Semi-Detached Property
- Exceptionally Energy Efficient
- Creatively Enhanced By Current Owners
- Two/Three Bedrooms & Two Luxury Bathrooms
- Open Plan Living Space With Bi-fold Doors
- Modern Kitchen With Integrated Appliances
- Driveway & Large Garage
- Stunning Views Of the Cathedral

SITUATION:

Broadbank Way is situated just over a mile from the city centre, yet it has an array of shops and other local amenities on its doorstep. The cathedral city of Canterbury which offers a wide choice of amenities including a range of High Street and independent retailers, restaurants, pubs, leisure facilities and the very popular recently refurbished Marlowe Theatre. It also has an excellent selection of both state and independent schools, along with three universities, two mainline railway stations, two hospitals and a very good bus service.

Canterbury has an excellent choice of educational amenities, ranging from Grammar schools to well-regarded private schools and three universities. Canterbury offers a regular rail service to London Victoria, Charing Cross and Cannon Street and the high-speed rail link connects with London's St Pancras from Canterbury West station in just under one hour.

Ashford International station and the Channel Tunnel at Folkestone are both about 14 miles away and provide regular Eurostar and shuttle services to the continent, whilst the A2/M2 motorway provides good access to both London and the Channel port of Dover.

The surrounding countryside is predominantly farmland and is ideal for those who enjoy outdoor pursuits, such as walking and horse riding, whilst the nearby Stodmarsh Nature Reserve offers excellent bird watching. There are also numerous pretty villages nearby with typical village pubs to visit, such as Wingham, Littlebourne, Ickham and Wickhambreaux, giving you the ideal balance between city and country living.

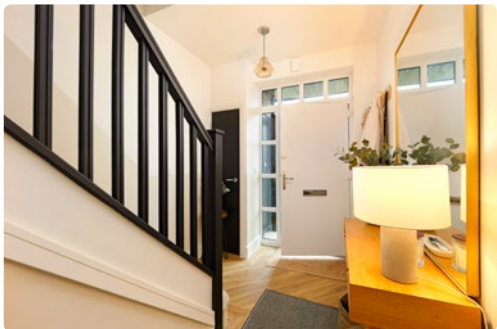


DESCRIPTION:

A beautifully presented two/three bedroomed semi-detached property which was built in 2020 and has since been creatively enhanced by the current owners who have an eye for detail.

The exterior has an art deco styled facade with dark framed windows, an envious south facing rear garden and stunning views of Canterbury Cathedral. The interior is a contemporary open plan design with new luxury wood effect flooring, a sleek kitchen, bi-fold doors and versatile first floor with two elegant bathrooms.

Built to an exceptionally high standard by Pentland, the property is the perfect example of an energy efficient home with a particularly low carbon footprint, excellent levels of insulations, double glazing, and zoned gas central heating, all of which have helped towards greener living and reduced energy bills.



The property offers almost 1200 sq.ft of space which includes the garage, which potentially could be converted to a home office/gym. The property is currently configured as a two bedroomed home but could easily become a three with a stud wall and separate entrance to the bathroom.

The glazed front door opens into a small porch which in turn leads one to the entrance hall with cloakroom and stairs to the first floor. Zoned Underfloor heating runs throughout the ground floor and is beneath the newly laid luxury wood effect flooring.

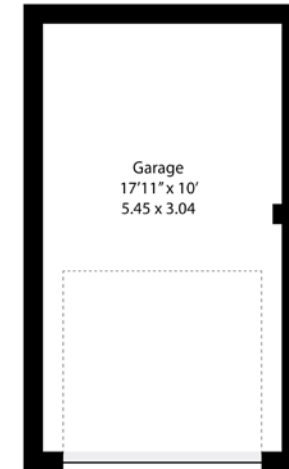
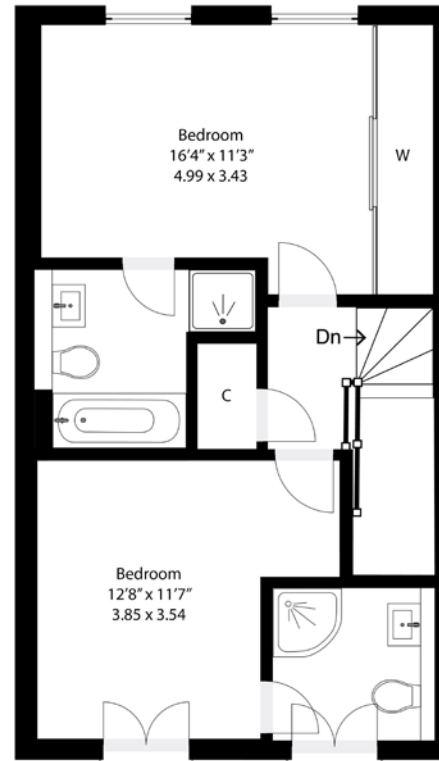
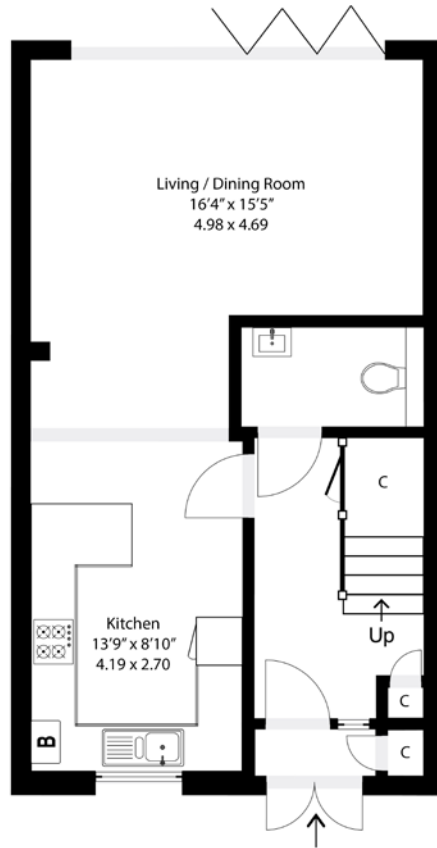
The open plan living space is bright and airy with a window to the front and bi fold doors opening to the rear.

The kitchen has an array of wall and floor units which have been finished with slim line work tops that incorporate a breakfast bar and integrate all Neff appliances including a washing machine dishwasher cooker and fridge freezer.

To the first floor one will find two double bedrooms each with their own en-suites. The largest bedroom could easily be divided into two and the bathroom could then be accessed from the landing, by doing this, there would still be a double bedroom with en-suite. The decor to the first floor is bold yet creative with simple lines and beautiful interior design.

OUTSIDE:

The garden is mainly laid to lawn, with a patio area directly off the bi-fold doors, there is raised decking behind the garage which offers additional seating and is private and peaceful. There are a few steps that lead down to the side access which in turn also brings you to the garage. To the front of the property there are established shrubs set behind the railings and a few steps leading to the front door. A driveway holds space for several cars whilst there is plenty of additional space along the road.



TOTAL FLOOR AREA: 1160 sq. ft (108 sq. m)
 HOUSE: 982 sq. ft (91 sq. m)
 GARAGE: 178 sq. ft (17 sq. m)



EPC RATING
 B



COUNCIL TAX BAND
 D



GENERAL INFORMATION
 All services are mains connected

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