



FOUNDATION

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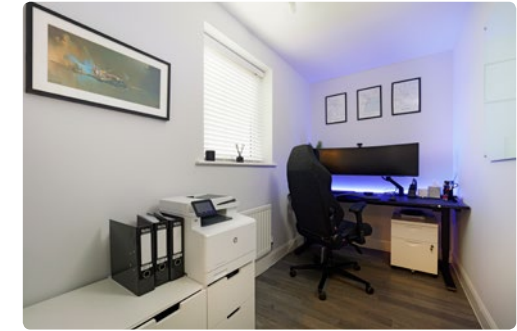
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40 Breeze Meadows, Faversham ME13 7FZ

4 BEDROOMS | 2 BATHROOMS | 2 RECEPTIONS

Freehold



40 Breeze Meadows, Faversham ME13 7FZ

- Striking Detached Modern Residence
- Significantly Enhanced By the Current Owners
- Brand New Luxury Ensuite & Cloakroom
- Sleek Kitchen With Quartz Work Tops
- Amtico Floor & Fine Décor Throughout
- Bi-fold Doors To Landscaped South Facing Garden
- Exceptionally Energy Efficient
- Desirable Plot With Off Road Parking & Garage

SITUATION:

The property is conveniently situated in Breeze Meadow which forms part of a new and exclusive development within, easy walking distance of Faversham's mainline railway station and thriving medieval town centre.

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.



DESCRIPTION:

A striking detached modern residence built in 2020 and has been significantly enhanced by the current owners who have an eye for interior design, which is reflected in the finish of the homes style and décor.

There is almost 1400 sq.ft of creatively presented accommodation with a large open plan kitchen breakfast room with bi-fold doors which open out onto a recently landscaped south facing rear garden.

Not only is the property aesthetically appealing but it has been built to an excellent energy efficient standard, with high levels of insulation, high-performance double-glazed windows, and a zoned central heating system, all contributing to greener living and reduced energy bills.

The façade is an attractive mix of weather board and brick, balanced with dark framed windows and front door, this opens into a spacious hallway with recently updated

cloakroom which has been finished with terrazzo style tiles and a simple cloakroom suite. Amtico flooring has been laid seamlessly throughout the entire ground floor and complements the fine décor.

To the right there is a sleek white gloss kitchen which integrates all main appliances including a dishwasher, washing machine, fridge freezer, double oven, and induction hob. The space is finished with quartz stone work tops, metro style tiles and a peninsula breakfast bar, beyond this there is a dining area with pendant lighting, perfect placed next to the bi-fold doors.

The ground floor is further enhanced by an office/playroom and a family lounge, which also enjoys the garden via French doors. To the first floor there is galleried landing leading to a well-appointed family bathroom and four generously proportioned bedrooms. The space is flooded with light from the floor to ceiling windows and the layout works well

for a busy family. The dual aspect main bedroom is a magnificent design with discreet dressing area leading to a recently renovated bathroom. The finish is spectacular with high quality sanitary ware teamed with terrazzo porcelain stone tiles and a luxury walk in shower.

OUTSIDE:

There is two parking space in front of the garage, currently used as storage but offers the potential to convert STPC.

The south facing rear garden has been beautifully landscaped and offers a patio directly off the bifolds and French doors with a path that leads to an aluminium pergola with alfresco dining area.

The main garden is mainly laid to lawn bordered with shrubs and smart fencing, there is also access to the garage.







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Approximate Gross Internal Area (Including Low Ceiling) = 128 sq m / 1375 sq ft
 Garage = 18 sq m / 194 sq ft

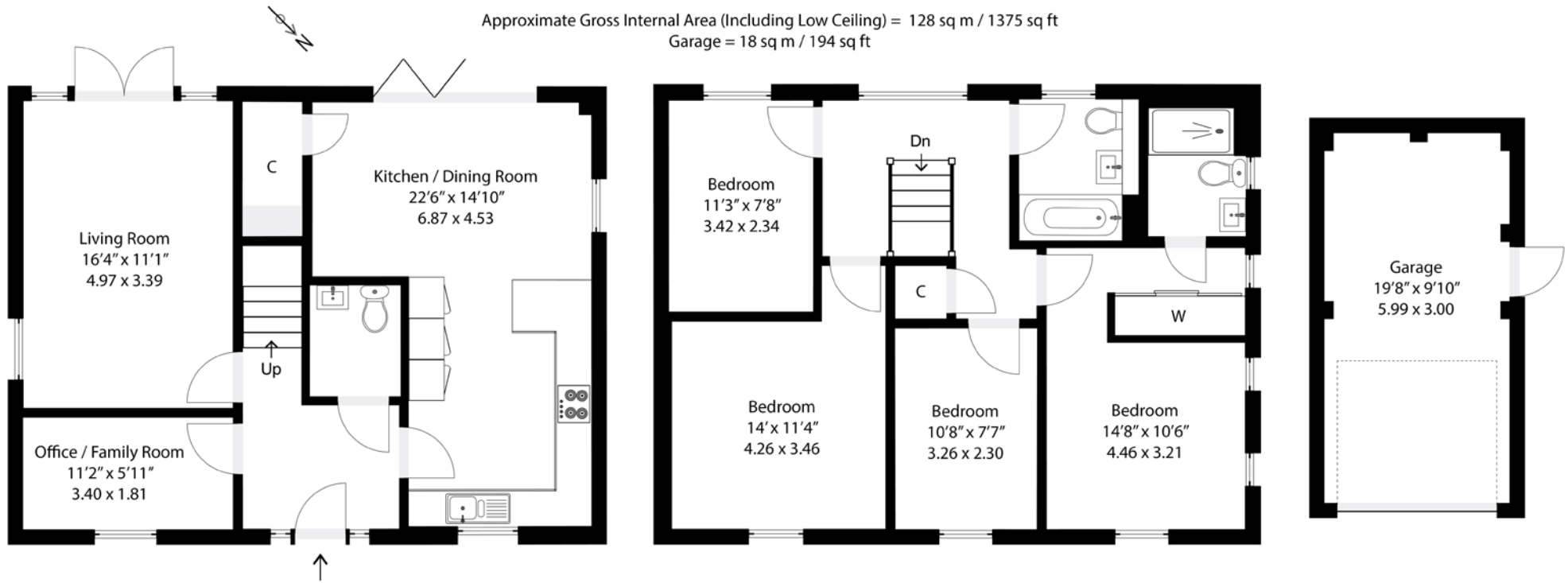


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.



TOTAL FLOOR AREA: 1569 sq. ft (146 sq. m)
 HOUSE: 1375sq. ft (128 sq. m)
 GARAGE: 194 sq. ft (18 sq. m)



EPC RATING
 B



COUNCIL TAX BAND
 E



GENERAL INFORMATION
 All services are mains connected

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

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