



Freehold



## 65 Douglas Avenue, Whitstable CT5 1RU

- Significantly Enhanced & Extended Detached Residence
- Over 1300 Sq.Ft OF Creatively Presented Accommodation
- Open Plan Living Areas With Bi-fold Doors
- Three Double Bedrooms & Two Bathrooms
- Beautifully Landscaped 90Ft Rear Garden
- Insulated Garden Room – Ideal Home Office
- Off Road Parking For Two Cars
- Close To Train Station With High Speed Links To London



### SITUATION:

Douglas Avenue is perfectly located for access into Whitstable with the high street and bustling harbour front just a short walk away, whilst the train station is even closer. The property also has excellent connection into Canterbury via the Crab and Winkle way which is a off road track perfect for cycling or walking into the city.

Whitstable has a variety of independent 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 significantly enhanced and beautifully renovated three bedroomed detached property just a short stroll from Whitstable train station, the vibrant high street and bustling harbour.

Dating back to the 1930's this delightful property has been creatively reconfigured and extended to offer over 1300 sq.ft of bright and airy accommodation. The current owner has worked closely with an architect to create a modern open plan family home which connects seamlessly with the 90 ft landscaped rear garden.

The driveway leads to a double-glazed front door which opens into an inner lobby which in turn leads one to an entrance hall, via another main front door.

Quality pale wood effect flooring has been laid seamlessly throughout and leads to the open plan living room at the rear of the property.



The space is flooded with natural light from sky lantern and bifold doors, and the living area has been thoughtfully configured with clear division for dining, cooking, relaxing and working.

The kitchen has an array of sleek units, and a breakfast bar with additional storage, several appliances are integrated and include a wine cooler, dishwasher, washing machine and double range stove with six ring hob.

The ground floor is further enhanced by two double bedrooms and a well-appointed family bathroom which comprises of separate shower, bath, basin and WC and is finished with Italian porcelain tiles.

To the first floor the loft space has been fully converted to offer a double bedroom with partial sea views and a luxury en-suite shower room, there is ample storage within the eaves.

#### OUTSIDE:

The property occupies a generous plot with the garden measuring almost 100 ft long. It has been beautifully landscaped and combines a raised decked area, accessed directly from the bi-fold doors.

A sandstone pathway leads to a garden room art studio which is ideal for anyone looking to work from home, it is well insulated and provides lighting and electrical points for free standing heaters, the French doors and windows allow plenty of natural light to pour in, whilst the loft space offers additional storage.

The garden has a Mediterranean feel with an abundance of low maintenance shrubs, young trees and attractive flowers arranged within sleepers.

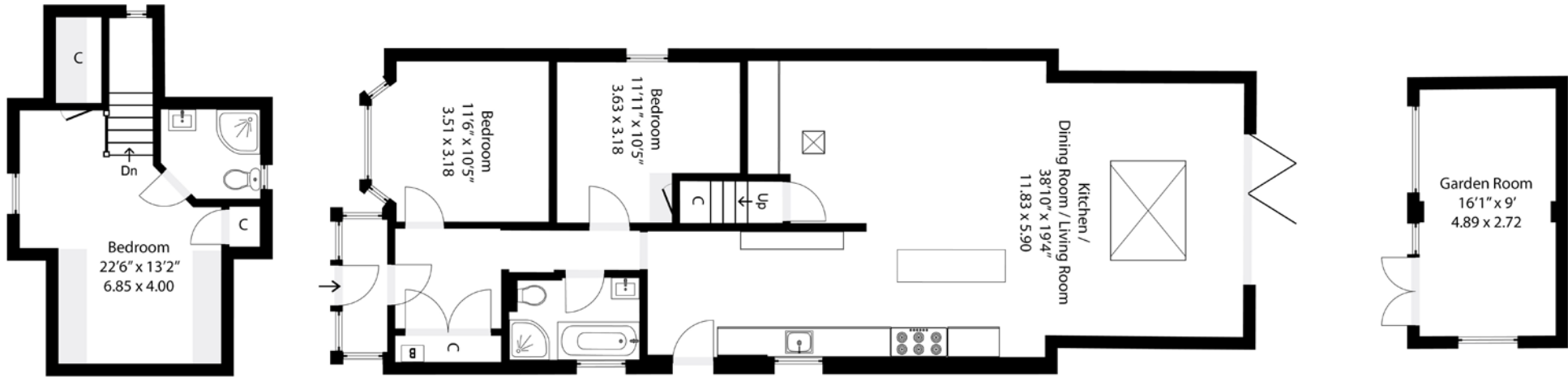
To the front of the property there is a gravelled driveway, and a gate which provides access to the rear garden.











TOTAL FLOOR AREA: 1471 sq. ft (136 sq. m)  
 HOUSE: 1328 sq. ft (123 sq. m)  
 GARDEN ROOM: 123 sq. ft (13 sq. m)



EPC RATING  
 D



COUNCIL TAX BAND  
 D



GENERAL INFORMATION  
 All services are mains connected

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