

# KE



55c Island Road, Upstreet, Canterbury, CT3 4BZ

Offers In Excess Of £400,000

- Tucked-away detached chalet home in a quiet village setting with countryside walks directly to the rear
- Versatile layout with a superb open-plan kitchen/living space and flexible bedroom accommodation over two floors
- Generous driveway parking and a private rear garden offering a good degree of seclusion
- Excellent transport links nearby, with Sturry train station offering high-speed services to London St Pancras for commuters

# 55c Island Road, Canterbury CT3 4BZ

A deceptively spacious three/four-bedroom detached chalet-style home, tucked away in a peaceful position close to the heart of the village and offered to the market with no forward chain.

Situated on Island Road, approximately eight miles north-east of Canterbury, the property enjoys excellent access to both Canterbury and Thanet via the A28, with regular bus services nearby. The village benefits from a local shop and public house, whilst a primary school can be found just one mile away in Chislet.

Set back from the road, the property offers ample off-road parking and a private rear garden backing onto open countryside, providing direct access to scenic rural walks. The versatile accommodation is ideal for a variety of buyers and centres around a stunning open-plan lounge, kitchen and dining space fitted with a range of integrated appliances.

To the first floor are two well-proportioned bedrooms, including a master bedroom with en-suite facilities, together with a modern family bathroom. A further bedroom on the ground floor offers flexibility as guest accommodation, a home office or additional reception room.

Combining village living with spacious and adaptable accommodation, this attractive home is perfectly suited to families, downsizers and those seeking a semi-rural lifestyle within easy reach of local amenities.



Council Tax Band: E



### **Hallway**

Double glazed front door,

### **Cloakroom**

Window to side, Low level wc, wash hand basin,

### **Kitchen/Lounge/Diner**

31'3' x 12'6'

Doors to front, windows to rear and side, sink and drainer with selection of matching wall and base units, space for washing machine, fridge freezer, fitted oven and hob, wood burner

### **Bedroom 3**

10'9' x 9'9'

Window to rear

### **Landing**

### **Bedroom 1**

11'0' x 10'2'

Window to rear, cupboard

### **En suite**

Corner shower cubicle, low flush wc, wash hand basin

### **Bedroom 2**

16'7' x 8'

Window to front. airing cupboard

### **Bedroom 4**

8'3' x 6'2'

Velux window

### **Bathroom**

Freestanding bath, wash hand basin, low level wc, velux window

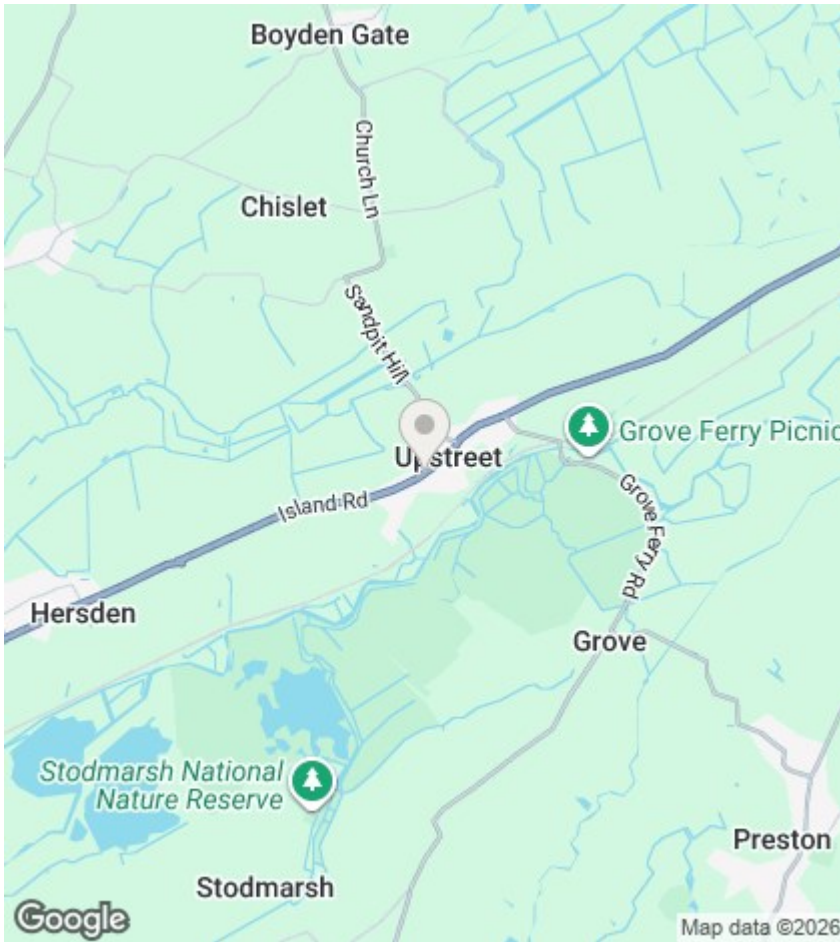
### **Front garden**

Driveway with off street parking for several cars, lawned area with shrub borders

### **Rear Garden**

Laid to lawn with shrub borders, side access

### **COUNCIL TAX BAND E**



## Viewings

Viewings by arrangement only. Call 01227 389 998 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			89
(69-80) C		78	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

