Portlight Place
CT5 4UF
Guide Price £400,000

Modern four bedroom detached house with garage is situated within a quiet cul-de-sac on the edge of the popular Mariners View development.

- 4 bedroom modern detached house with garage set in a quiet cul-de-sac within the popular Mariners View development
- Contemporary kitchen / breakfast room, good size living room & large conservatory with slate flooring and underfloor heating
- 3 double bedrooms, 1 single & en suite to the master bedroom plus main bathroom and downstairs WC
- Well maintained children's play park & a pathway from the development that leads down to the beach
- Joy Lane Primary School, which has a good Ofsted report, is 1.7 miles from the property and Whitstable Community College is 2.2 miles away by car
The Property

This modern, four bedroom detached house with garage is situated within a quiet cul-de-sac on the edge of the popular Mariners View development, making it great for families. To the front is the kitchen / breakfast room which has plenty of high gloss soft close units, integrated appliances including Electrolux double oven with induction hob and extractor fan over, dishwasher, fridge freezer and ample space for a table and chairs. Solid wooden flooring flows from the hallway into the living room which is a nice size nice and has a modern feature fireplace. Leading off via a sliding door is a large conservatory with slate flooring and underfloor heating, making it a great space to be used all year round. From here there is access out to the rear garden and the garage. Completing the downstairs accommodation is a WC with basin. Upstairs are four bedrooms, three doubles and one single with the master having an en-suite shower room. The main bathroom is modern with a three piece suite, including bath with shower attachment, WC and basin.
Outside
The rear garden is a nice size, mainly laid to lawn with a summer house that will remain. There is a large shingle area to the side of the property where you can hang washing and store bins out of sight and it also provides access out to the front. The front garden is peppered with plants and shrubs. There is access into the garage via an up and over door and additional parking for one car on the drive. There is a play park on the development and a pathway that leads to the beach.

Location
The property is on the outskirts of popular seaside town of Whitstable. The town is full of independent shops and restaurants and there are plenty of pubs to choose from. Within a mile of the property is a large Tesco superstore, the seafront and Whitstable train station, which has links to London and beyond. Joy Lane Primary School, which has a good Ofsted report, is 1.7 miles from the property and Whitstable Community College is 2.2 miles away by car. The popular Crab and Winkle way is also nearby, offering great cycling and walking routes. There is a regular bus service which runs to the seaside town of Herne bay and then on to Canterbury. A 7 mile drive will take you into the Cathedral City of Canterbury which provides a wealth of amenities and a wide range of shopping and recreational activities.
Total Area: 132.8 m² ... 1430 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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PROPERTY INFORMATION

Council Tax
To check the Council Tax for this property, please refer to www.gov.uk/council-tax-bands.

Local Authority
Canterbury City Council 01227 862 000. Kent County Council 0845 8247 247.

Services
Mains water, waste, gas and electricity.

Method of sale
The property is freehold and is offered for sale with vacant possession upon completion.

DIRECTIONS
https://google.co.uk/maps - CT5 4UF

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