

A Detached Four Bedroomed Bungalow  
Known As

Jonette  
Patixbourne Road  
Bridge



£259,995

**SITUATION**

The bungalow is situated in the heart of this sought after village and therefor is close to all village amenities.

The village offers excellent primary school, restaurants and 3 pubs along with a range of shops including, butchers, bakers, hairdresser, supermarket, post office and chemist. A recently built surgery offers doctors along with associated services, and opposite are public tennis courts.

There are regular bus services to Canterbury, and a main line railway station at Bekesbourne gives access to local stations as well as services to London.

Offices at

- |               |  |                               |   |
|---------------|--|-------------------------------|---|
| ○ Sandwich    | 19 Market Street, Sandwich, Kent CT13 9DA                    | tel (01304) 612197 fax 617778 | email sandwich@colebrooksturrock.co.uk dx 200506 Sandwich |
| ○ Canterbury  | 88 High Street, Bridge, Canterbury, Kent CT4 5LB             | tel/fax (01227) 831999        | email bridge@colebrooksturrock.co.uk                      |
| ○ Broadstairs | 46 High Street, Broadstairs, Kent CT10 1JT                   | tel (01843) 863100 fax 865050 | email broadstairs@colebrooksturrock.co.uk                 |
| ○ Ramsgate    | 71 High Street, Minster, Kent CT12 4AB                       | tel/fax (01843) 823200        | email minster@colebrooksturrock.co.uk                     |
| ○ Dover       | 3 High Street, St Margaret's-at-Cliffe, Dover, Kent CT15 6AT | tel (01304) 852212 fax 853632 | email st.margarets@colebrooksturrock.co.uk                |
| ○ Deal        | 17 The Strand, Walmer, Deal, Kent CT14 7DY                   | tel (01304) 381155 fax 381166 | email walmer@colebrooksturrock.co.uk                      |

lettings email [lettings@colebrooksturrock.co.uk](mailto:lettings@colebrooksturrock.co.uk)

## **PROPERTY**

A detached four bedroomed bungalow situated in a good location with gardens to front and rear. The property has the benefit of gas-fired central heating, double-glazing and recently installed new UPVC soffets.

## **The accommodation with approximate measurements comprises: -**

Aluminium framed sealed unit double glazed front door into: -

### **ENTRANCE LOBBY**

Door to: -

### **ENTRANCE HALL**

Built in coats cupboard, radiator, access to loft space via folding loft ladder (part boarded and insulated), telephone point.

### **DINING ROOM**

Dual Aspect. 13ft 2ins x 12ft (4.01m x 3.65m) Brick fireplace with inset electric fired, tiled and brick hearth with tiled mantel over, single panel radiator and double panel radiator, telephone point, aluminium framed sealed unit double glazed window to front and side. Door to: -

### **KITCHEN**

11ft 2ins x 9ft 4ins (3.40m x 2.84m) Single drainer stainless steel sink unit with cupboards and drawers under, worktop with cupboards and drawers under, space and plumbing for automatic washing machine, space for fridge/freezer and gas cooker. Floor standing gas boiler supplying domestic hot water and central heating, range of built in wall units, complimentary wall tiling, aluminium framed sealed unit double glazed window and door to rear garden.

### **BATHROOM**

Bath with wall mounted shower and screen to side, pedestal wash hand basin, low level WC, tiling to part walls, heated towel rail, built in airing cupboard with hot water cylinder, aluminium framed sealed unit double glazed window to rear.

### **BEDROOM ONE**

12ft x 9ft 7ins (3.65m x 2.92m) Single panel radiator, aluminium framed sealed unit double glazed window to front.

### **LOUNGE**

12ft 5ins x 11ft 5ins (3.78m x 3.48m) TV aerial point, single panel radiator, double built in cupboard, pine cladding to one wall, aluminium framed sealed unit double glazed sliding patio doors to rear garden. Door to: -

### **INNER HALL**

Radiator, small double built in cupboard. Door to passageway and garage. **Note:** The passageway could be removed giving a greater area in the garage.

### **BEDROOM TWO**

9ft x 8ft 3ins (2.74m x 2.51m) Built in wardrobe with vanity shelf to side, single panel radiator, aluminium framed sealed unit double glazed window to rear, pine clad ceiling.

### **BEDROOM THREE**

8ft 3ins x 8ft (2.51m x 2.43m) max to include built in wardrobe with vanity shelf, single panel radiator, aluminium framed sealed unit double glazed window to rear.

#### **BEDROOM FOUR**

10ft 8ins x 7ft 4ins max (3.25m x 2.23m) Built in wardrobes comprising of two single wardrobes and top cupboards over, single panel radiator, aluminium framed sealed unit double glazed window to rear.

#### **OUTSIDE**

##### **FRONT GARDEN**

Retaining brick walled boundary to front and side, area of lawn with established flower borders, path to front and side door, drive with parking for several cars to: -

##### **GARAGE**

Up & over door, power and light.

##### **REAR GARDEN**

Laid to lawn with paved patio areas, raised flower beds, timber pergola, brick and block built work shop with stable door, timber garden shed, octagonal green house, d further area of garden stocked with shrubs and plants, brick built barbecue, walled rear boundary.

##### **SERVICES**

All mains services are understood to be connected to the property.

##### **LOCAL AUTHORITY**

Canterbury City Council, Military Road, Canterbury, Kent, CT1 1YW. Tel: 01227 862000

##### **COUNCIL TAX BAND E**

##### **VIEWING ARRANGEMENTS**

Strictly by appointment with the Agents, **Colebrook Sturrock and Co.** 01227 831999

##### **AGENTS NOTE**

The property is "bought as seen" and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.

