

BR003550

A spacious detached bungalow in sought after location
known as



**Lodescroft
Patricbourne Road
Bridge**

Guide Price £375,000

Offices at:

- Sandwich 19 Market Street, Sandwich, Kent CT13 9DA
- Canterbury 88 High Street, Bridge, Canterbury, Kent CT4 5LB
- Broadstairs 46 High Street, Broadstairs, Kent CT10 1JT
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- Deal 17 The Strand, Walmer, Deal, Kent CT14 7DY

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|--------------------|------------|--|
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| tel (01843) 863100 | fax 865050 | email broadstairs@colebrooksturrock.co.uk |
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SITUATION

The property is positioned in the heart of the village and is therefore convenient to all local shops including butchers, bakery, village school, mini market, health centre, pharmacy, Post Office, pubs and two churches. Opposite the bungalow are also hard tennis courts for the use of the village. The sought after village of Bridge lies just to the South East of the cathedral city of Canterbury which offers excellent shopping facilities, further schooling and educational establishments as well as entertainments and sporting facilities.

There are two mainline railway stations in the City, which provide regular services to London and the Kent coast along with the local station at Bekesbourne and regular bus services to Canterbury and the villages.

The Channel Ports of Dover and Folkestone together with the Folkestone terminal of the Channel Tunnel are all easily accessible and Ashford International Station provides regular Euro Star services to Paris, Lille and Brussels with connecting services beyond. The A2 provides easy access to the M2 motorway London and the rest of the country's motorway networks.

The delightful countryside surrounding Bridge offers pleasant walks, riding, and cycling. Bathing, fishing and sailing can be enjoyed around the Kent coastline. There is an enviable choice of Golf Courses in the area, the nearest being Canterbury and Broome Park.

THE PROPERTY

A rare opportunity to acquire this spacious detached bungalow requiring some updating, and offering further scope for extension, (subject to the necessary consents). The accommodation comprises: Storm porch, spacious entrance hall, lounge/diner with delightful views, kitchen/breakfast room, study, master bedroom with en-suite, 2 further bedrooms, family bathroom, large gardens to front and rear, double garage. The property also has gas fired central heating, double glazing and a satellite dish.

The Accommodation With Approximate Measurements Comprises: -

STORM PORCH

With light. Wood front door with glazed panes to side into:

ENTRANCE HALL

Parquet flooring, built in cloaks cupboard, built in airing cupboard with internal radiator. Single panel radiator. Telephone point. Access to loft space via folding loft ladder. Double doors opening into:

LOUNGE/DINING ROOM

Large double glazed picture window to front with views over playing fields and tennis courts. TV aerial point. 4 Wall light points. 3 double panel radiators. Parquet flooring. Aluminium framed double glazed sliding patio doors to rear patio. Door to kitchen and door to:

STUDY

Parquet flooring. Double panel radiator. Double glazed window to rear with views over garden. Door to:

INTEGRAL GARAGE

Large double garage with up and over garage door, power and light. Wall mounted gas, electricity and water meter. Water tap. Built in cupboard housing floor standing gas fired boiler supplying hot water and central heating with lagged hot water tank above.

KITCHEN/BREAKFAST ROOM

Spacious room with original fitted Wrighton units and complementary wall tiling. Single drainer stainless steel sink unit. Worktop with a range of cupboards and drawers below. Inset two electric and two gas ring hob with extractor over. Double eye level oven (not functional). Range of matching wall units. Single panel radiator. Built in broom cupboard. Double glazed window to rear overlooking garden. Door to patio. Plumbing for washing machine. Space for fridge freezer.

MASTER BEDROOM SUITE**BEDROOM**

Two double built in wardrobes with sliding doors. Double panel radiator. Double glazed window to rear with views over garden. Door to:

ENSUITE SHOWER ROOM

Vanity unit with tiled worktop, inset basin and cupboard below. Mirror and strip light over. Low level WC. Shower cubicle. Tiling to walls. Window to side.

BEDROOM TWO

Double built in wardrobe with sliding doors. Double panel radiator. Double glazed window to front with lovely views overlooking playing fields.

BEDROOM THREE

Double built in wardrobe with sliding doors. Double panel radiator. Double glazed window to front overlooking playing fields.

BATHROOM

Suite comprising of bath, low level WC, bidet, basin inset into tiled vanity unit with cupboard below. Mirror and strip light over. Single panel radiator. Marley tiled floor. Ceramic wall tiling.

OUTSIDE**FRONT GARDEN**

Large front garden laid mainly to lawn with concrete in/out drive and access to garage. Coloured Paved area to front door. Side access to:

REAR GARDEN

Large rear garden with woodland (see O/S extract opposite). Paved patio area with retaining brick wall. Steps up to area of lawn. Variety of mature trees. Further area of grass and walk through to woodland area.

SERVICES

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

LOCAL AUTHORITY

Canterbury City Council, Military Road, Canterbury, Kent, CT1 1YW

CURRENT COUNCIL TAX BAND: F

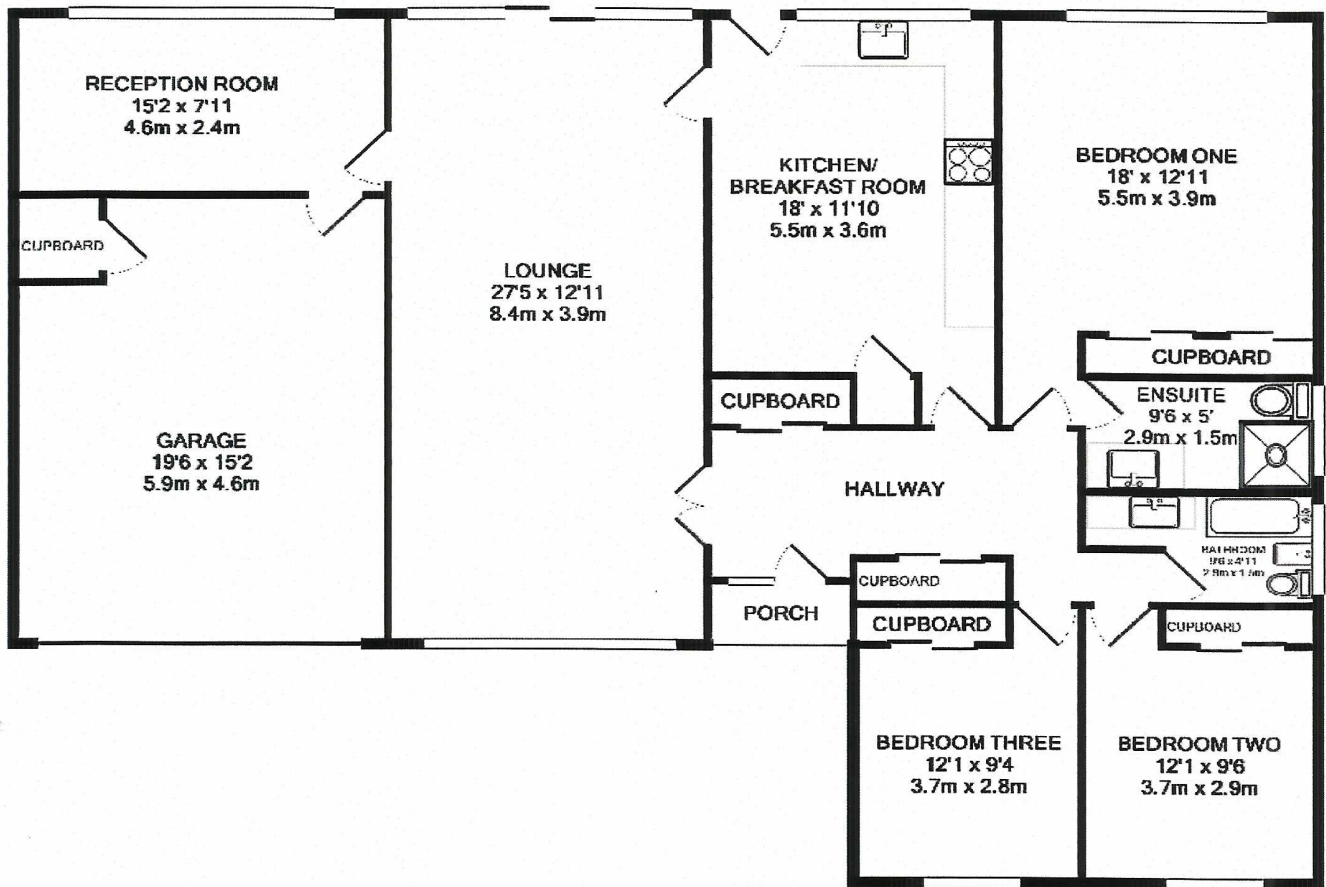
TENURE: Freehold

VIEWING ARRANGEMENTS

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

AGENTS NOTE

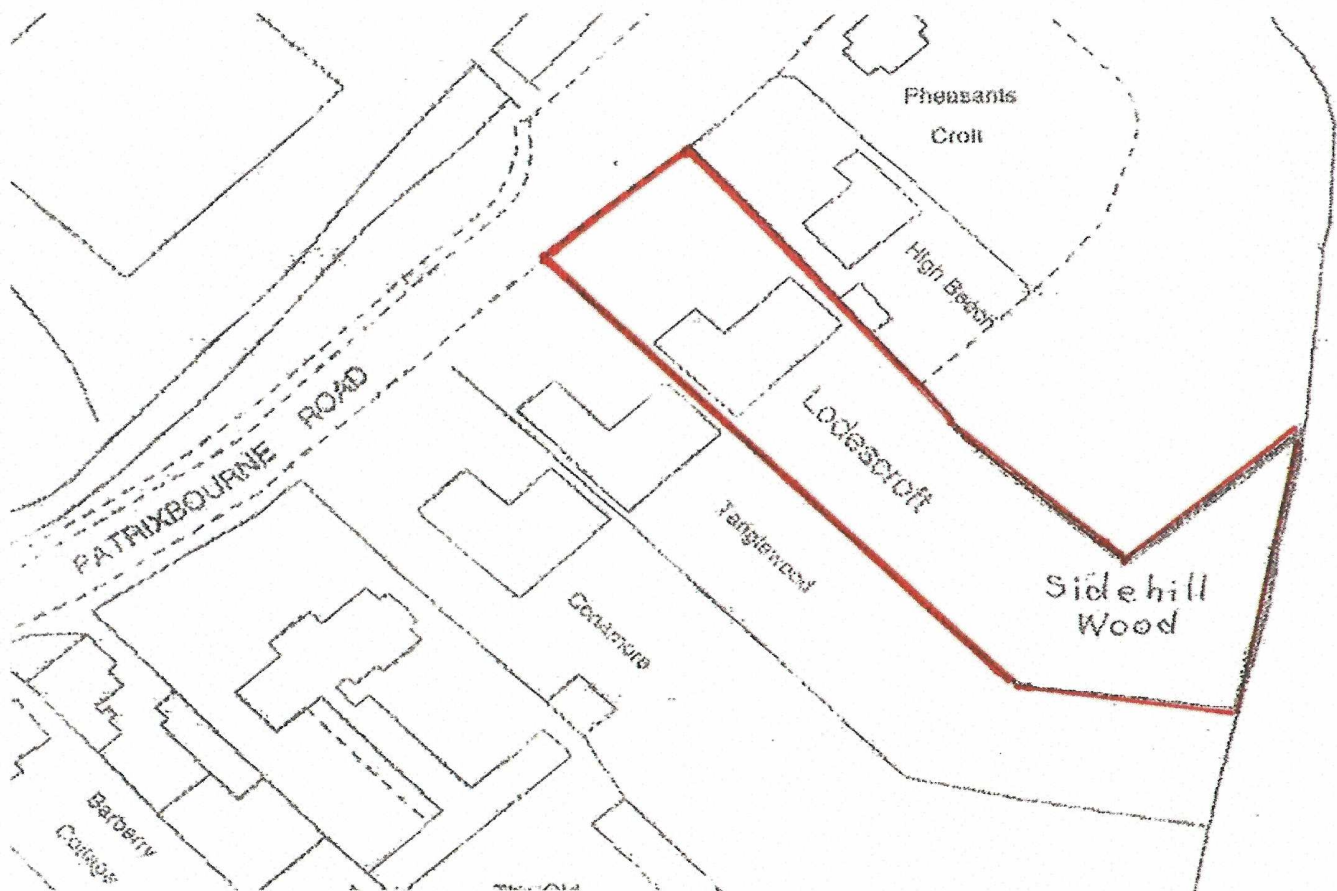
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



TOTAL APPROX. FLOOR AREA 152.7 SQ.M. (1644 SQ.FT.)

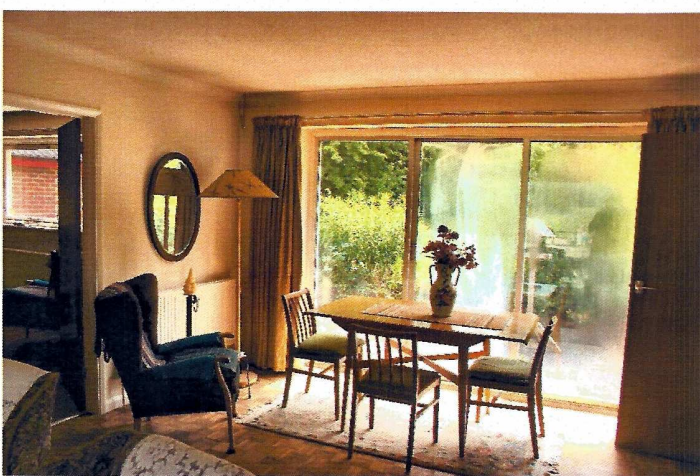
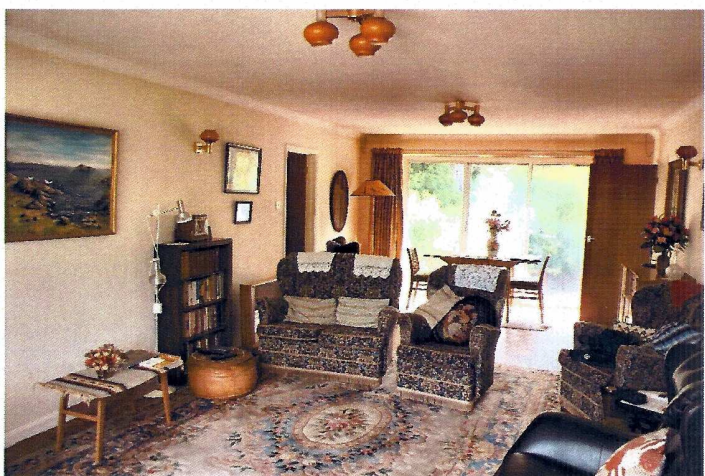
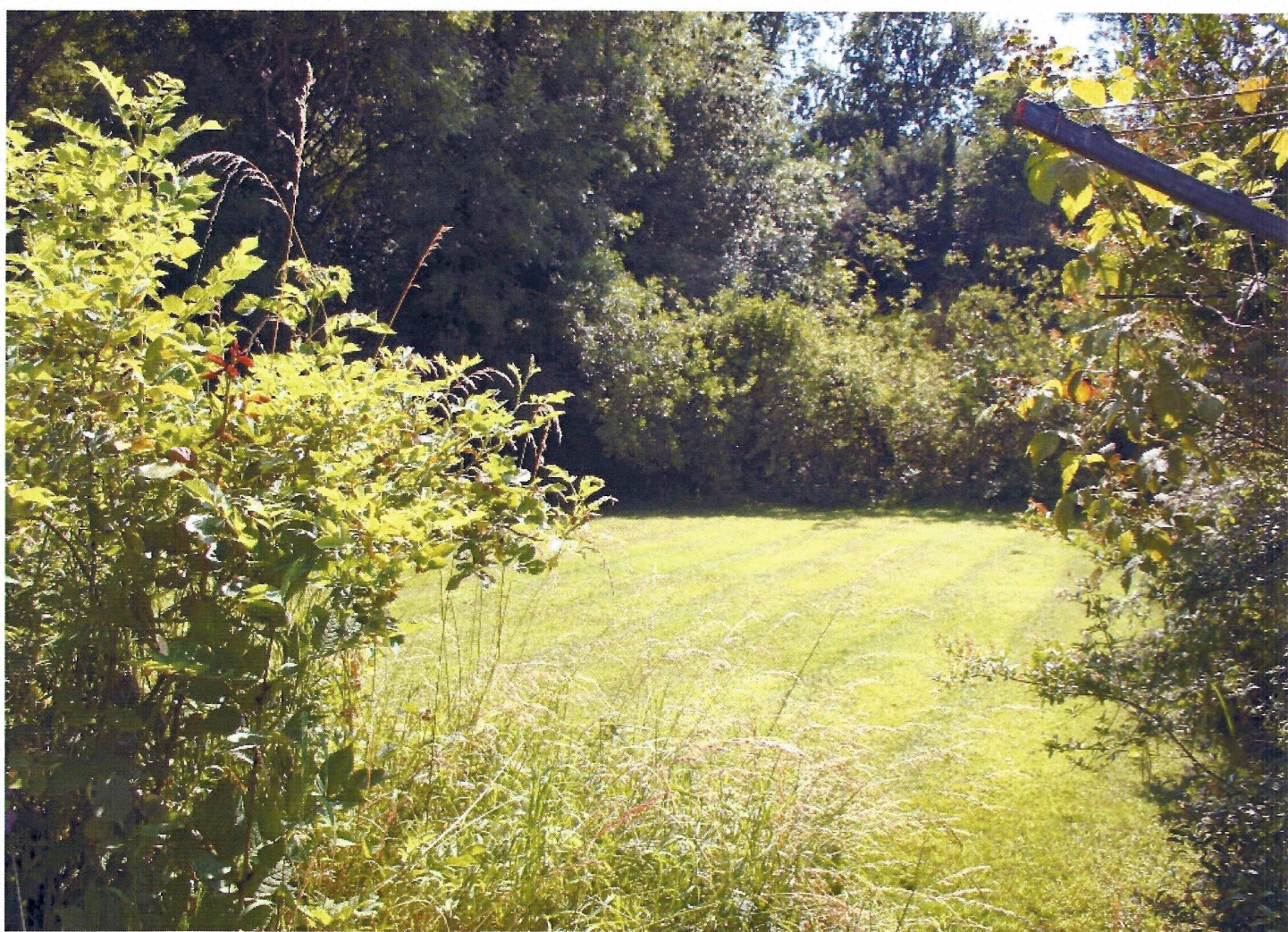
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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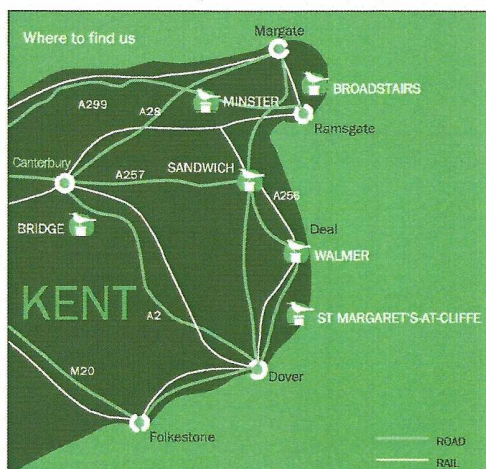
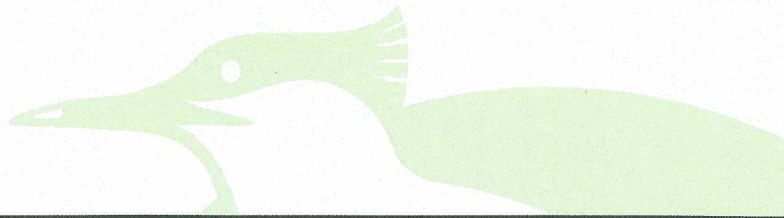


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