

2002



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● Minster, Ramsgate
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● Walmer, Deal
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An Attractive Detached Family House
Known As

**16
Conyngham Lane
Bridge**

£299,950

Canterbury 2.5 Miles. Dover 13 Miles. Folkestone 14 Miles. Sandwich 13 Miles.

THE SITUATION

A spacious and desirable family home positioned in a popular road just off the village centre, therefore convenient to all local shops, village school, pubs and other amenities.

The sought after village of Bridge lies just to the South East of Canterbury which offers excellent shopping facilities, further schooling and educational establishments as well as entertainments and other amenities. There are two mainline railway stations in the City which provide regular services to London and the Kent Coast and the A2 provides fast access to the M2 motorway, London and the rest of the Country's motorway network.

The Channel Ports at Dover and Folkestone together with the Folkestone Terminal of the Channel Tunnel are all easily accessible, and Ashford's International Station provides regular Euro Star service to Paris, Lille and Brussels with connecting services beyond.

The attractive gently undulating and partly wooded countryside surrounding Bridge includes the Elham Valley and Lyvinge Forest to the South where there are delightful walks and riding and cycling can also be enjoyed. Bathing, fishing and boating can be enjoyed around the Kent Coast Line and there is an enviable choice of golf courses in the area with the nearest being at Broom Park and Canterbury.

THE PROPERTY

A desirable four bedroomed village house constructed of brick with some weather boarded elevations beneath a tile-covered roof. The house has spacious accommodation and has been updated by the present owners to provide fashionable laminated and wood flooring, fitted kitchen, double glazing and delightful terraced decked patios and garden.

Offices at

- Sandwich 19 Market Street, Sandwich, Kent CT13 9DA
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The accommodation with approximate measurements comprises: -

Wood panelled front door with double glazed lead light panes to side into: -

ENTRANCE HALL

Attractive wood flooring, telephone point, double panel radiator, stairs to first floor.

CLOAKROOM

Ceramic tiled floor, low level WC, vanity unit with inset basin and cupboard below, tiled splashback, extractor fan.

LOUNGE

16'4 X 11'8 (4.97m X 3.55m) Attractive fireplace with inset living flame gas fire, cast iron surround and further wood surround and mantel over, tiled hearth, double panel radiator. Television aerial point, moulded dado rail, attractive wood flooring, UPVC sealed unit double glazed windows to front and side, aluminium framed sealed unit sliding patio doors to: -

TV/DINING ROOM

14'1 X 8'6 (4.29m X 2.59m) Attractive wood flooring, UPVC sealed unit double glazed window to side and sliding patio doors to decked terraced patio and garden.

STUDY

12'0 X 11'8 (3.65m X 3.55m) Double panel radiator, television aerial point, attractive wood flooring, UPVC sealed unit double glazed window to front and side.

KITCHEN/BREAKFAST ROOM

17'6 X 9'10 (5.33m X 2.99m) to include units. Inset 1 ½ bowl sink unit with mixer taps, cupboards and drawers below, further worktop with cupboards and drawers under, concealed wall mounted gas combination boiler supplying domestic hot water and central heating. Inset four ring gas hob with tiled surround, oven below and canopied extractor over, space and plumbing for automatic dishwasher and space for fridge, range of matching wall units and open shelving units. Double panel radiator, ceramic tiled floor, tiled splashbacks and windowsills, telephone point, UPVC sealed unit double glazed windows to side and rear overlooking garden. Door to: -

UTILITY ROOM

8'3 X 5'11 maximum (2.51m X 1.80m) Plumbing for automatic washing machine, space for tumble dryer and freezer. Range of wall units, ceramic tiled floor, UPVC sealed unit double glazed window and door to rear garden.

First Floor

LANDING

With window to rear, stairs to second floor.

BEDROOM ONE

18'0 X 9'10 (5.48m X 2.99m) Dual Aspect. Attractive fitted vanity unit with drawers under, fitted window seat with further draw units, matching built in wardrobe with mirror doors, telephone point, laminated wood floor, UPVC sealed unit double glazed window to front and rear.

BEDROOM TWO

Dual Aspect 12'0 X 11'10 (3.65m X 3.60m) Double panel radiator, UPVC sealed unit double glazed window to front and side.

BEDROOM THREE

8'9 X 8'3 (2.66m X 2.51m) Laminated wood floor, single panel radiator, UPVC sealed unit double glazed window to front.

SHOWER ROOM

Ceramic tiled floor and walls, corner shower cubicle with sliding door, wall mounted Mira mains shower, ladder radiator, UPVC sealed unit double glazed window to side.

FAMILY BATHROOM

Corner bath with mixer tap and shower attachment, pedestal wash hand basin with recessed shelf area with fitted mirror behind, radiator and heated towel rail, low level WC, ceramic tiled floor and walls, shaver point, double built in linen cupboard with slatted shelves above.

Second Floor

BEDROOM FOUR

18'2 X 8'0 (5.53m X 2.43m) Sloping ceilings to two walls, two double-glazed Velux windows to rear.

Outside

REAR GARDEN

Attractive split level patio area with lighting stepping down to area of lawn with well-stocked flower borders. Screened trellis with archway through to children's play area with space for swing and climbing frame etc, attractive timber Wendy House. Well-fenced boundaries, further attractive timber garden shed with power and light. Door through to garage. Side gate to: -

FRONT GARDEN

Laid mainly to lawn with well-stocked flowerbeds and borders, tarmac drive with parking plus outside tap. **GARAGE:** single garage with up and over door, light.

SERVICES

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

LOCAL AUTHORITY

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

COUNCIL TAX BAND

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.