



PAUL WILLMOTT
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exp UK

Sudbury Mews, Canterbury CT1 2NG

IMMACULATE CONDITION CITY CENTRE LOCATION • PRIVATE PARKING
3 BEDROOMS - 2 BATHROOMS - HIGH SPECIFICATION - NO CHAIN

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- No onward chain
- Immaculate condition
- Allocated parking
- Situated on a no through road
- Three double bedrooms
- En-suite shower/WC
- 4 years left of NHBC
- Ground floor WC
- High specification throughout

















Situated in an atmospheric location in Canterbury city centre, this fabulous property is situated in an exclusive modern development and is available with no onward chain. This particular property has been significantly upgraded from its original build, featuring high-grade oak flooring on the first and second floors and bespoke hardwood teak shutters crafted by Hillary's.

On the ground floor, the layout includes a bright sitting room at the front, a convenient washroom/WC, and a spacious kitchen/diner at the rear. The kitchen is equipped with sleek white gloss wall and base units, integrated Neff appliances, and premium worktops. Bi-fold doors seamlessly connect the kitchen to the rear garden, creating an effortless flow for living and entertaining. The garden boasts an extended patio area bordered by a stylishly landscaped bed with mature evergreen shrubs, climbers, and a striking olive tree.

The first floor offers two double bedrooms and a family bathroom/WC. The rear bedroom features an impressive floor-to-ceiling window that frames picturesque views of Canterbury's blend of modern and historic architecture. The second floor is dedicated to the master suite, complete with an ensuite shower room/WC. Additional highlights of the property include high-quality double-glazed windows, underfloor heating on the ground floor, private parking, and approximately four years remaining on the NHBC warranty.

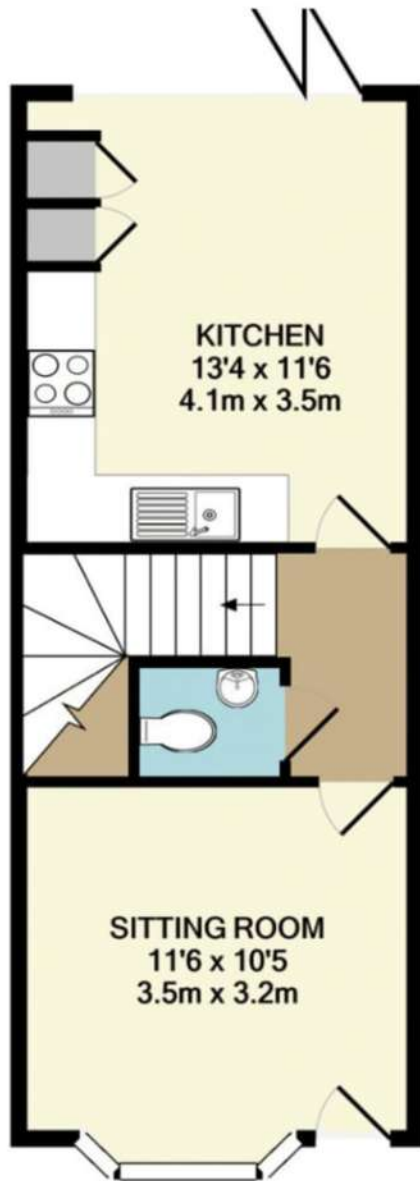
The property is situated in the historic cathedral city of Canterbury. The city is home to a number of well regarded schools and educational institutions and provides a rich tapestry of atmospheric charm and contemporary energy. There are a wide choice of amenities including a range of High Street and independent retailers, restaurants, pubs, leisure facilities and the popular Marlowe Theatre. The city is well served by Canterbury West (just a 6 minute walk away) and Canterbury East railway stations (a 15 minute walk away) with high speed links to London and Eurostar connections. The A2 is easily accessible with routes to Dover and London. The popular seaside town of Whitstable is just a short drive away.



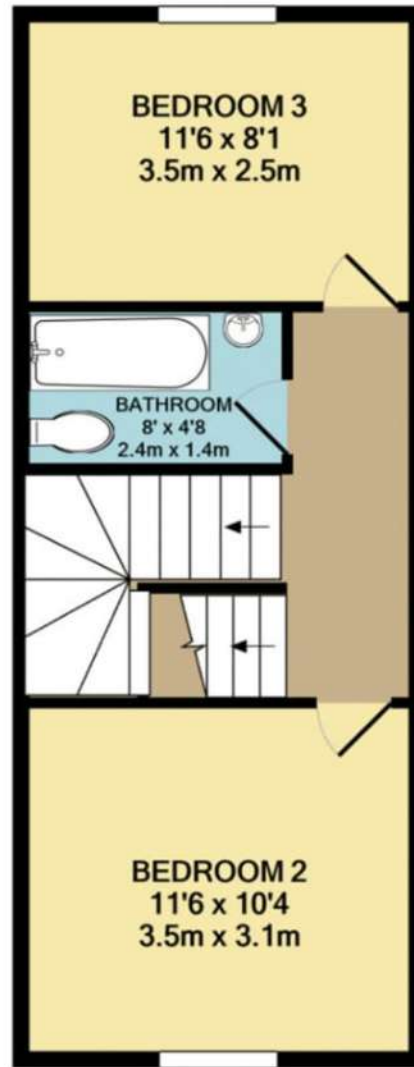




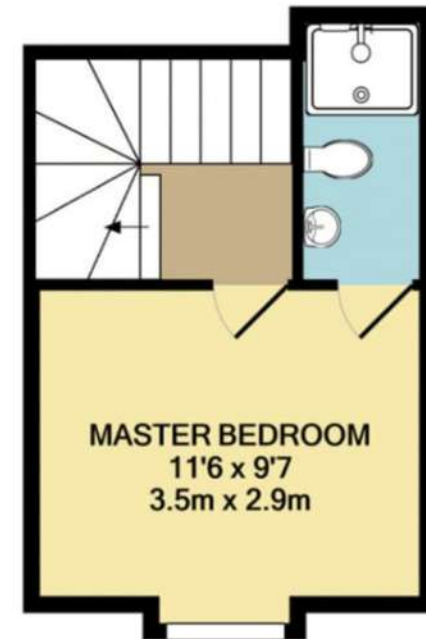




GROUND FLOOR
APPROX. FLOOR
AREA 356 SQ.FT.
(33.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 351 SQ.FT.
(32.6 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 193 SQ.FT.
(17.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 900 SQ.FT. (83.6 SQ.M.)

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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SCAN FOR A FREE 60 SECOND VALUATION



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