Rough Common Road, Rough Common, Canterbury, CT2 9DJ

Asking Price £750,000

Sally Hatcher estates



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Rough Common Road

Rough Common, Canterbury CT2 9DJ

Benefiting from no onward chain!

Council Tax Band: F.

All viewings are strictly by appointment only.

Situated on Rough Common Road in the desirable area of Rough Common, Canterbury, this impressive detached house offers spacious and versatile accommodation, ideal for modern family living. A welcoming entrance hallway features stylish Karndean flooring and a generous storage cupboard.

The front sitting room benefits from a large bay window and cosy gas fire, while the spacious open-plan lounge, dining and kitchen area provides an excellent space for family life and entertaining. The well-equipped kitchen features a built-in oven, steam oven, microwave, dishwasher, tall fridge with upper freezer compartment and ample storage. A central island with integrated wine cooler separates the kitchen and dining areas.

Patio doors open onto a beautifully enclosed rear garden with various seating areas, mature shrubs and trees, and a workshop/summer house, creating a peaceful outdoor retreat.

The first floor offers a spacious family bathroom with bath and separate shower, a principal bedroom with en-suite shower room and fitted wardrobes, plus two further double bedrooms.

The second floor provides two additional bedrooms, one currently used as a study, both benefiting from useful eaves storage.

Further features include TV and broadband connections throughout, a Bose sound system serving both reception areas, with controls, speakers and cabling included in the sale, a water softener, garage and off-road parking for up to six vehicles.

The sale excludes the washing machine, fridge freezer and under-counter freezer in the utility room, together with all removable appliances. The water softener is included.

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Identification checks
Should a purchaser(s) have an offer accepted on a property marketed by Sally Hatcher Estates Limited, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity called Coadjute. The cost of these checks is £45 plus VAT per person, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

The information provided about this property does not constitute or form part of an offer or contract, nor may be it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

























Entry / Ground Floor

Hallway

WC
3'10" x 5'3" (1.181 x 1.616)

Sitting Room
13'11" x 13'6" (4.248 x 4.121)

Living Room Area
15'2" x 15'2" (4.636 x 4.644)

Kitchen / Dining Area
15'2" x 20'7" (4.642 x 6.277)

Combined Kitchen / Diner / Living Area
166'2" (50.669)

Stairs / First Floor

Family Bathroom
10'2" x 8'5" (3.109 x 2.576)

Bedroom 1
12'0" x 12'11" (3.667 x 3.947)

En Suite Bedroom 1
8'8" x 11'2" (2.646 x 3.425)

Under Eves Storage Bedroom 1

Bedroom 2
14'8" x 11'3" (4.478 x 3.453)

Bedroom 3
10'5" x 11'1" (3.196 x 3.401)

Stairs / Second Floor

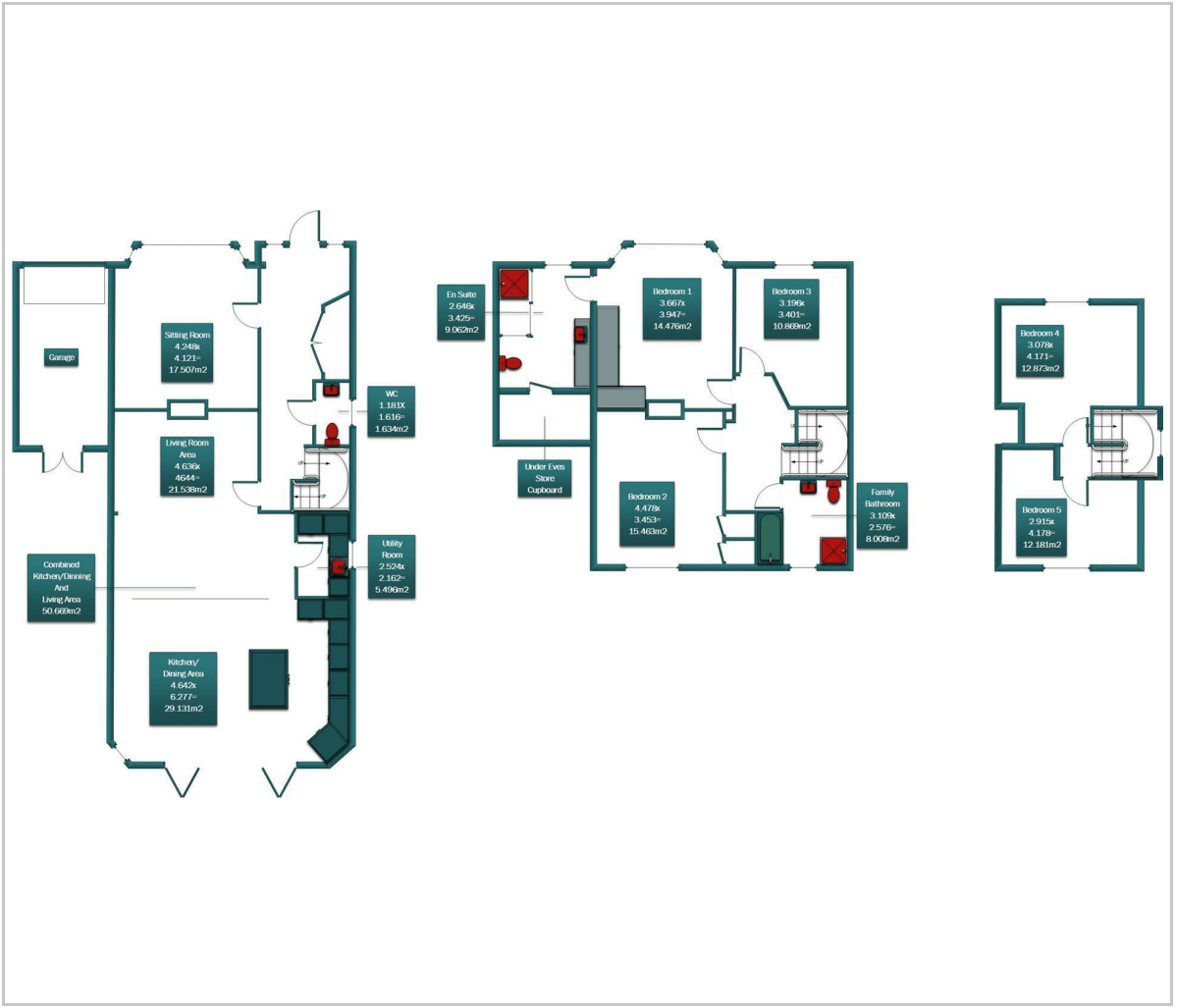
Bedroom 4
10'1" x 13'8" (3.078 x 4.171)

Bedroom 5
9'6" x 13'8" (2.915 x 4.178)

Garage



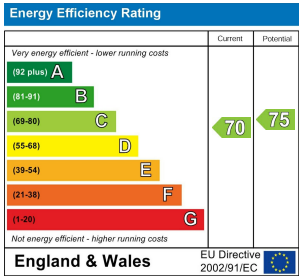
Floor Plan

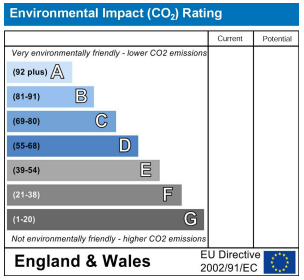


Area Map



Energy Efficiency Graph





Viewing

Please contact us on 01227 733888
if you wish to arrange a viewing appointment for this property or require further information.

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