GUILDCREST ESTATES



5 Orchard View, Broad Oak, Canterbury CT2 0FD

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Offers over £650,000

Welcome to Orchard View, a beautifully presented four-bedroom detached family home, tucked away along a private road in Broad Oak, Canterbury. Built in 2019, this modern property offers approximately 1,668 sq. ft. of well-designed living accommodation, perfectly suited to modern family living.

The ground floor comprises a spacious reception room, providing an ideal space for both relaxing and entertaining, alongside a contemporary kitchen/dining room featuring a range of integrated appliances and ample storage. Designed with both practicality and style in mind, this space forms the heart of the home. The welcoming entrance hall also benefits from a useful utility cupboard, providing additional storage and space for laundry appliances, helping to keep household essentials neatly tucked away.

Upstairs, the property offers four generously proportioned bedrooms. The principal bedroom enjoys the luxury of an en-suite shower room and walk in wardrobe, while the secondary bedroom also benefits from its own en-suite, making it ideal for guests or older family members. A well-appointed family bathroom serves the remaining bedrooms.

Externally, the property enjoys a private rear garden with a patio area, offering the perfect

























setting for outdoor dining, entertaining, or simply unwinding during the warmer months. To the front, there is off-road parking for up to three vehicles.

Situated along a private road in Broad Oak, the property offers a peaceful setting while remaining within easy reach of Canterbury city centre, local amenities, well-regarded schools, and excellent transport links.

Combining modern accommodation, generous living space, and a desirable location, Orchard View presents an excellent opportunity to acquire a superb family home.

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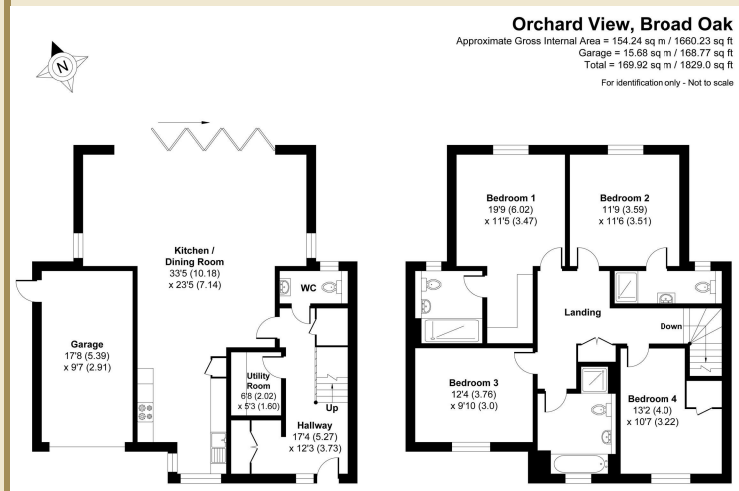
Key Features

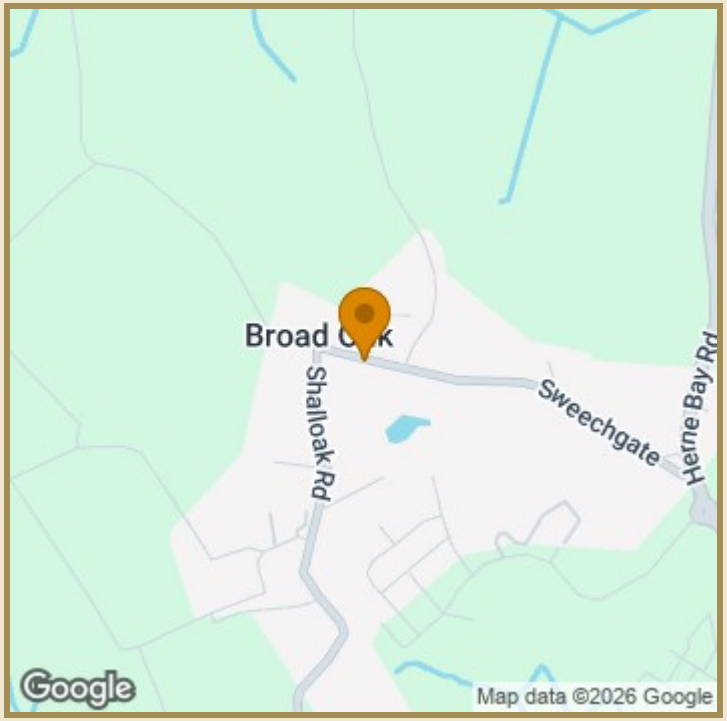
- CHAIN FREE
- Master with en-suite
- Open plan living area
- Underfloor heating downstairs
- Views across the fields
- Located on a private road
- 4 Spacious bedrooms
- Garage and driveway for 2 cars
- Built-in kitchen appliances
- Utility cupboard in the hall

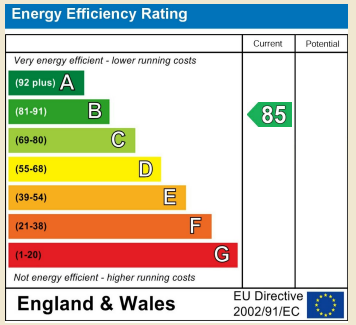
Important Information

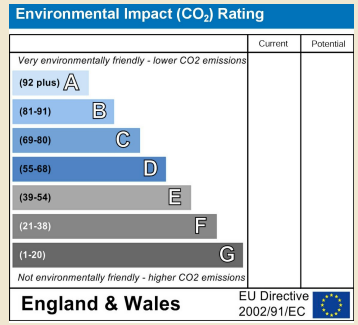
Freehold
House - Detached
1668.42 sq ft
Council Tax Band E
EPC Rating B

£650,000









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