



GUILDCREST ESTATES



24 Blackberry Way, Whitstable CT5 3BS



3



2



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## Blackberry Way, Whitstable CT5 3BS

### Offers in the region of £525,000

Situated in the sought-after Chestfield area on Blackberry Way, this attractive home combines modern style with practical living. Built in 2001, the property offers a well-designed layout ideal for contemporary lifestyles.

Upon entering the property, you are welcomed by a convenient downstairs cloakroom. The ground floor also features two generous reception rooms, perfect for both entertaining and relaxing with family. The kitchen has been extended to create a spacious kitchen/dining room, forming the true heart of the home and providing an excellent space for both everyday living and social occasions. Leading off the dining area is a useful utility room, which also benefits from direct access to the driveway, enhancing convenience.

Upstairs, there are three well-sized bedrooms, including a principal bedroom with en-suite, alongside a further family bathroom.

Externally, the property benefits from a private driveway providing off-road parking, as well as a garden, offering a pleasant outdoor space to enjoy.

Offering a comfortable and well-balanced living space in a desirable location, this home is ideally suited to families or those looking for a modern property in a popular residential setting.

Plans in place for an extension above the dining area.

**Kitchen**  
12'10" x 10' (3.92 x 3.04)





### Reception Room

18'6 x 11'5 max (5.65 x 3.49 max)

### Reception Room 2

16'2 x 11'4 (4.94 x 3.45)

### Study / Play Room

10'9 into bay x 9'6 max (3.28 x 2.90 max)

### Utility

11'8 x 6'1 (3.55 x 1.85)

### Bedroom 1

13'9 x 10'1 (4.19 x 3.08)

### Bedroom 2

12'9 x 10'1 (3.89 x 3.07)

### Bedroom 3

11'9 into bay x 9'9 max (3.57 into bay x 2.96 max)

### Bathroom

### Shower Room

### Cloakroom

### Outside Dining Area

19' x 12' (5.80 x 3.65)

### Shed

13'5 x 7'8 (4.08 x 2.33)





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## Key Features

- 3 spacious bedrooms
- 2 modern bathrooms
- 2 cosy reception rooms
- Close to local amenities
- Easy access to transport links
- Quiet residential area
- Extension plans in place
- Plans for additional parking & drop curb

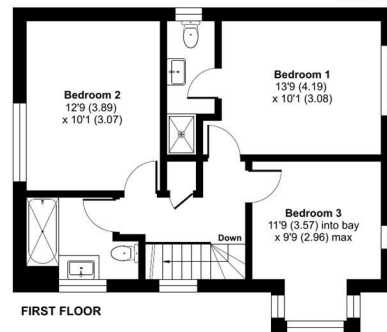
## Important Information

Freehold  
House - Detached  
1374.00 sq ft  
Council Tax Band E  
EPC Rating C

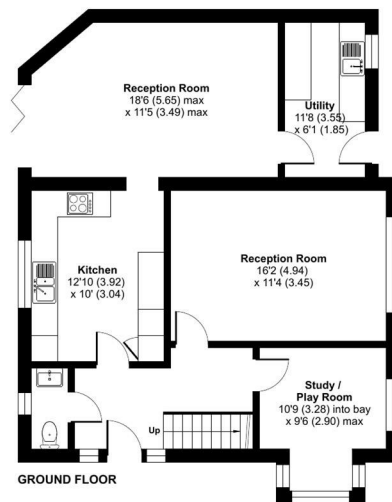
£525,000

### Blackberry Way, Whitstable, CT5

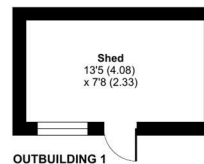
Approximate Area = 1374 sq ft / 127.6 sq m  
Outbuilding = 102 sq ft / 9.4 sq m (excludes dining area)  
Total = 1476 sq ft / 137.1 sq m  
For identification only - Not to scale



FIRST FLOOR

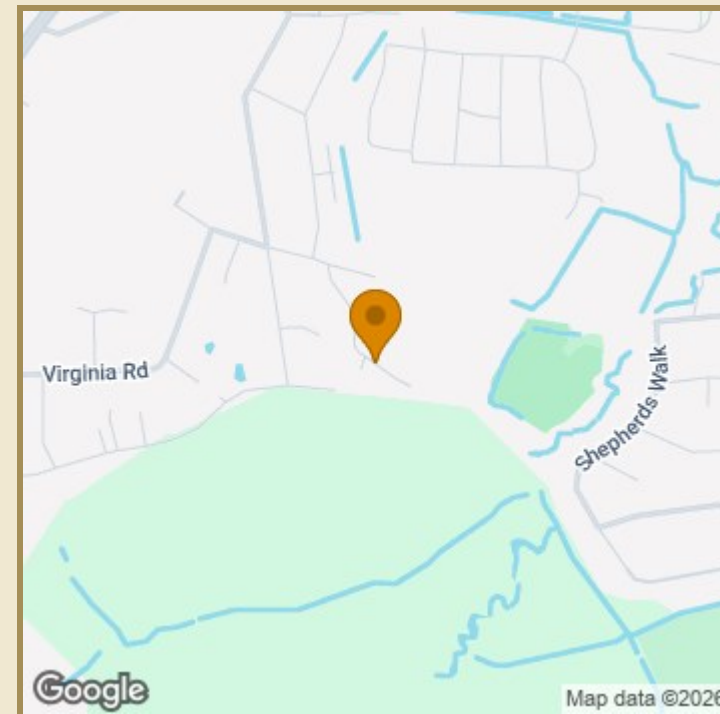


GROUND FLOOR



OUTBUILDING 1

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2020. Produced for Guildcrest Estates Ltd. REF: 1436036



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC | 83        |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |



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