



65 Bridge Down
Bridge, Canterbury, CT4 5BA
Guide Price £470,000 - £480,000

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65 Bridge Down,

Bridge, Canterbury

Deceptively spacious and stylish three/four-bedroom bungalow, beautifully updated and improved throughout, with a garage and driveway, in a quiet area of Bridge.

Situation

Set on the edge of this popular village within a cul de sac location, yet still convenient to all local shops and amenities. Bridge boasts a mini supermarket, pharmacy, health centre, dentist, hairdressers, primary school plus a selection of public house/restaurants, including the Michelin Star Bridge Arms and the highly rated Pig Hotel and Restaurant. The surrounding countryside is ideal for walking, cycling, and riding, forming part of the Kent Downs Area of Outstanding Natural Beauty. The cathedral city of Canterbury is easily accessible and offers a comprehensive range of shopping, leisure and educational facilities. The village enjoys a regular bus service to Canterbury and Folkestone and the A2, with its links to the M2, is nearby. Train stations can be found at Bekesbourne and Canterbury, which has the high-speed link to London St Pancras giving access to the capital in under the hour. The Channel port of Dover, together with the Folkestone terminal of the Channel Tunnel are all within a short driving distance.

The Property

This superb deceptively spacious bungalow has been completely updated throughout, finished with quality fixtures and fittings and is now a stylish yet comfortable family home. The layout of the accommodation works well as the three main bedrooms and family bathroom are all positioned at the front of the property, which is accessed from the entrance hall, while the open plan sitting/dining room and kitchen are all at the rear making the most of the views over the garden. A further Master bedroom can be found at the rear of the property, which benefits from an ensuite WC.

Outside

The front garden is open plan and neatly laid to lawn with a driveway to the side providing parking for several vehicles and access to the garage. To the rear there is an Indian Sandstone raised sun terrace which can be accessed from the sitting room. The rear garden is mainly laid to lawn with a range of mature shrubs and trees. Passing around to the side, there is a further attractive patio area extending around to the kitchen door, where an additional enclosed lawned garden with established shrubs can be found.

Services

All services are understood to be connected. Gas fired central heating. Fully double glazed.

Local Authority

Canterbury City Council, Council Offices, Military Road, Canterbury, Kent, CT1 1YW.

Tenure

Freehold

Current Council Tax Band: E

EPC Rating: D

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.



To view this property call Colebrook Sturrock on **01303 892000**

Ground Floor
1115 sq. ft. (103.6 sq. m.) approx.



TOTAL FLOOR AREA : 1115 sq. ft. (103.6 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Entrance Hall

Sitting/Dining Room

Approx. 21' 8" x 14' 7" (6.60m x 4.44m)

Open Plan Kitchen

Approx. 9' 10" x 8' 4" (2.99m x 2.54m)

Master Bedroom

Approx. 22' 8" x 10' 10" (6.90m x 3.30m)

Bedroom Two

Approx. 11' 9" x 10' 8" (3.58m x 3.25m)

Bedroom Three

Approx. 10' 9" x 9' 10" (3.27m x 2.99m)

Bedroom Four

Approx. 8' 10" x 6' 10" (2.69m x 2.08m)

Bathroom

Garage

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

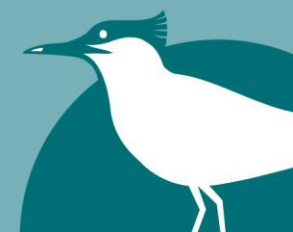
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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