GUILDCREST ESTATES



17 Grove Road, Wickhambreaux, Canterbury CT3 1SA

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Guide price £425,000







Located in the charming village of Wickhambreaux, Canterbury, this delightful three-bedroom semi-detached house on Grove Road offers a perfect blend of modern living and rural tranquillity. The property boasts a spacious open-plan layout on the ground floor, featuring a cosy reception room enhanced by a log burner. The well-appointed kitchen is equipped with a Rangemaster cooker, solid oak worktops, and integrated appliances including a washer dryer and dishwasher, complemented by a stylish butler-style sink.

The accommodation includes three comfortable bedrooms, with a convenient shower room located downstairs and a generously sized bathroom upstairs, complete with both a bath and shower. This home is designed for both relaxation and practicality, making it perfect for families or those seeking extra space.

This property boasts brand new double glazed windows and doors with a very charming stable door. and a newly renovated driveway.
Additionally, the property comes with planning permission for a one-bedroom annexe, providing an excellent opportunity for guests, a home office, or even rental potential. The air source heat pump adds to the energy efficiency of the home.







Outside, the driveway accommodates three to four vehicles, offering ample parking space. The peaceful village location is a significant draw, with the local primary school receiving an outstanding Ofsted report, making it an ideal choice for families.

This property presents a wonderful opportunity to enjoy village life while being conveniently close to the amenities of Canterbury. Don't miss your chance to make this fantastic house your new home.

Bedroom 1
15'11 x 7'8 (4.85 x 2.33)

Bedroom 2
12'6 x 11'1 (3.80 x 3.39)













Bedroom 3
10'11 x 10'4 (3.33 x 3.15)

Bathroom

Reception / Dining Room
22'10 x 13'3 max (6.96 x 4.05 max)

Kitchen
15'4 x 14'10 max (4.68 x 4.52 max)

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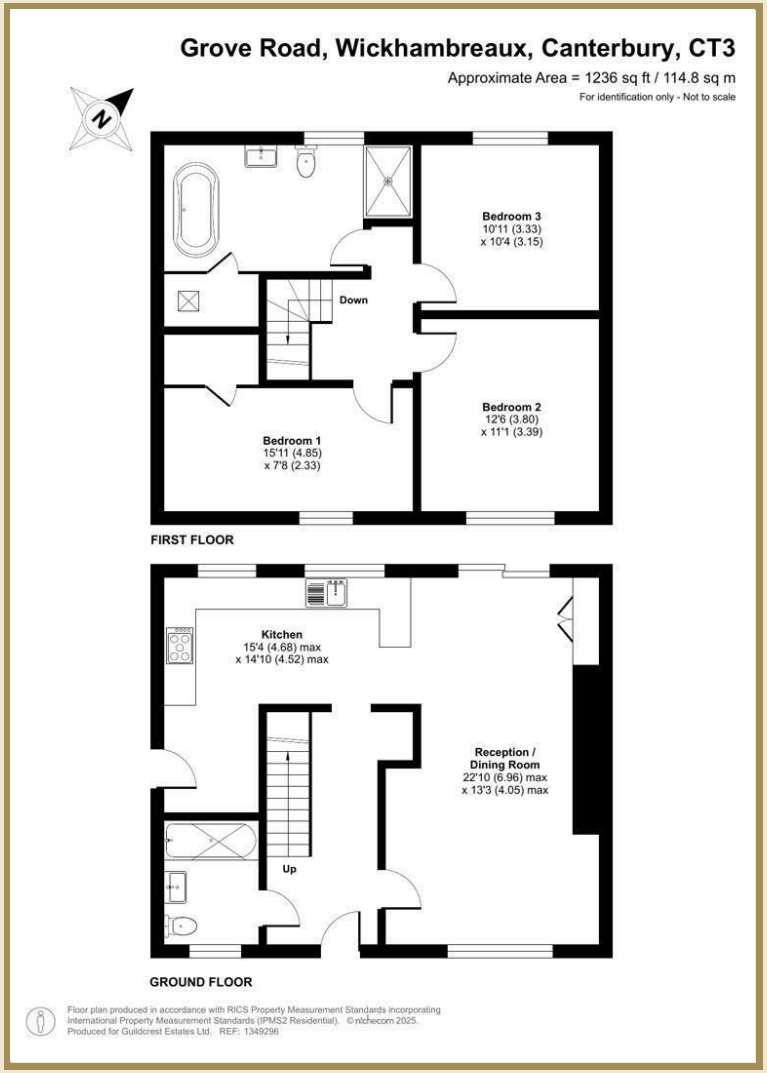
Key Features

- 3 spacious double bedrooms
- Planning permission for a one bedroom annexe
- Large upstairs bathroom
- Open-plan living area
- Log burner for cosy nights
- Rangemaster cooker included
- Generous double fitted wardrobe to the master bedroom
- Driveway for 3-4 cars
- Peaceful village location with countryside views to the front and rear
- Outstanding local primary school

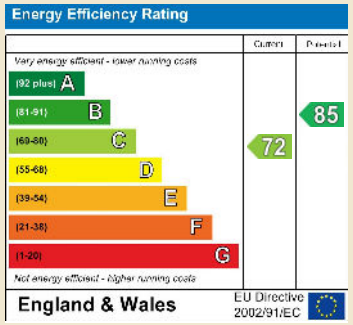
Important Information

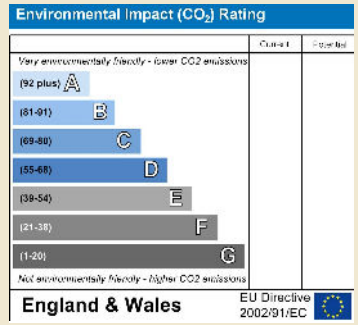
Freehold
House
1236.00 sq ft
Council Tax Band D
EPC Rating C

£425,000









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