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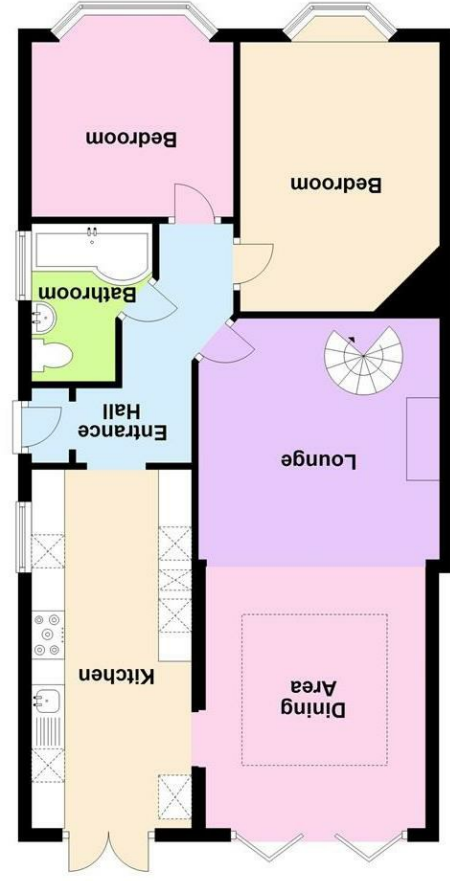
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England & Wales	
EU Directive 2002/91/EC	Current
Very energy efficient - lower running costs	A (92 plus)
Energy efficient - lower running costs	B (81-91)
Decent energy efficiency - lower running costs	C (69-80)
Below average energy efficiency - higher running costs	D (55-68)
Below average energy efficiency - higher running costs	E (39-54)
Poor energy efficiency - higher running costs	F (21-38)
Very poor energy efficiency - higher running costs	G (1-20)

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Total area: approx. 87.5 sq. metres (942.2 sq. feet)



37 Woodman Avenue
Swalecliffe, Whitstable, CT5 2RD



Working for you and with you

**37 Woodman Avenue
Swalecliffe, Whitstable, CT5 2RD**

This stylish and inspiring three bedroom chalet bungalow has been enhanced and extended to create an attractive contemporary home.

A spiral staircase, dual fuel log burning stove and bi-folding doors are just some of the appealing features forming part of the refurbishment programme.

The comfortably proportioned accommodation comprises entrance hall, kitchen/breakfast room with French doors to the garden, lounge/diner with bi-folding doors to the spacious decked terrace, two double bedrooms and a bathroom on the ground floor. A double bedroom accessed via the spiral staircase and open to a sleek en-suite bathroom with freestanding bath occupy the first floor.

Outside a lush green garden provides a pleasant haven away from the everyday hustle and bustle with a neat block paved driveway accommodating off road parking for several cars.

Conveniently situated, an array of amenities are within easy access; the seafront (0.6 miles) on foot, parade of local shops, the railway station and frequent bus services are all approximately 0.3 miles.

A fabulous opportunity to enjoy and embrace a coastal lifestyle in a flourishing and favourable location.

£389,950



Entrance Hall

Composite front door. Cupboard housing consumer unit and electric meter. Radiator with decorative cover. Double power point. 12mm tongue and groove flooring.

Lounge/Diner

24'10 x 11'10 narrowing to 10'9 (7.57m x 3.61m narrowing to 3.28m)
Upvc double glazed bi-folding doors with fitted blinds. Lantern light window above the dining area. Charnwood Duel fuel stove standing on 10mm toughened glass with a 10mm toughened glass fireback and double insulated flue. Feature spiral staircase. Chimney breast with ornamental fireplace. Radiator. TV point. Inset downlighters. 12mm tongue and groove flooring.

Kitchen/Breakfast Room

17'9 x 7'9 (5.41m x 2.36m)
Upvc double glazed French doors to the rear garden and two Upvc double glazed windows to the side. Matching range of wall, base and drawer units. Concealed under unit lighting. Ample work surfaces with inset sink and drainer unit. Full height larder cupboard. Full height double cupboard with pull out larder unit and storage. Five ring ceramic hob with extractor hood above. Fitted electric oven. Space and plumbing for dishwasher and washing machine and space for tumble dryer. Space for under counter fridge and wine cooler. Space for free standing fridge/freezer. Radiator. Partially tiled walls. 12mm tongue and groove flooring.

Bedroom 1

13'3 x 9'10 (4.04m x 3.00m)
Upvc double glazed bay window to the front. Radiator with decorative cover. 12mm tongue and groove flooring.

Bedroom 2

10'12 into bay x 9'11 (3.05m into bay x 3.02m)
Upvc double glazed window to the front. Built-in airing cupboard housing combination gas boiler and shelving. 12mm tongue and groove flooring.

Bathroom

8'1 max x 5'10 max (2.46m max x 1.78m max)
Upvc double glazed frosted window to the side. Suite comprising L-shaped bath with shower over and glass screen, wash hand basin set into vanity unit with cupboard under and close coupled WC. Two wall mounted vanity cupboards with mirror doors. Heated towel rail. Tiled walls and tiled floor.

First Floor Bedroom

13'4 max narrowing to 12'2 x 12'2 (4.06m max narrowing to 3.71m x 3.71m)
Two double glazed Velux windows to the rear. TV point. Two eaves storage cupboards. Open to:-

En-Suite Bathroom

Suite comprising free standing claw foot roll top bath with floor mounted mixer tap and hand held shower attachment, vanity unit with countertop wash hand basin and mixer tap and close coupled WC. Inset downlighters. Tiled walls and tiled floor.

Rear Garden

66' x 25' (20.12m x 7.62m)
Large decked area with balustrade surround and a few steps down to the lawn. Timber shed. Further concrete hard standing for greenhouse. Established planted borders. External tap. Side access via pedestrian gate.

Front Garden

Block paving providing off road parking for several vehicles.

Location & Amenities

More extensive shopping facilities are available at Sainsburys Superstore (0.8 miles).

Chestfield Medical Centre (0.8 miles).

Vibrant Whitstable with an array of delightful independent boutiques and eateries is approximately 2.2 miles.

The A299 Thanet Way is easily accessible and provides access to the major road networks.

