



- Pretty Cottage
- Deceptively Spacious Accommodation
- Three Bedrooms
- LPG Heating

4 Chalkpit Cottage, Canterbury Road, Sarre, Birchington, CT7 0JU

£300,000

A lovely character cottage situated in the village of Sarre, just outside of Birchington. Deceptively spacious accommodation arranged over three floors and comprises sitting room, dining room and kitchen on the ground floor. On the first floor are two good size bedrooms and the modern bathroom with a separate shower as well as a bath. On the top floor and into attic space is another double bedroom. To the rear the garden is laid to a large block paved patio, low maintenance gravel area and planted borders. The property boasts LPG central heating and is available chain free.



Property Description

THE PROPERTY

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SITTING ROOM

11' 11" x 11' 06" (3.63m x 3.51m) Panelled entry door leading to the sitting room, double glazed sash window to the front, laminate flooring feature open fireplace with timber surround, radiator, ledge and brace door to dining room.

DINING ROOM

12' 2" x 9' 11" (3.71m x 3.02m) Measurements include stairs leading to 1st floor, panel glazed window, radiator, built in cupboard to recess, fitted range Raeburn laminate flooring, stairs to 1st floor, door to kitchen.

KITCHEN

13' 3" x 5' 06" (4.04m x 1.68m) Measurements to include range of fitted base units incorporating an integrated fridge, space for washing machine, worksurface over inset with a halogen hob and stainless steel sink with mixer tap. Double electric oven to eye level set within a larder unit, attractive tiling, matching wall mounted cupboards, ceiling inset with LED down lighters, laminate flooring, panel window, doorway to:-

UTILITY LOBBY

13' 11" x 3' 9" (4.24m x 1.14m) Polycarbonate roof, space for dryer and fridge, wall mounted gas boiler, radiator, tiled floor, wall light points, stable part glazed door opening to garden.

FIRST FLOOR

Landing, stairs to second floor, doors to:-

BEDROOM

11' 6" x 11' 11" (3.51m x 3.63m) Double glazed sash window to front overlooks front garden, double radiator, wall light points.





BATHROOM

Bathroom, suite comprises of side fill panelled bath, low-level WC, wash basin with mixer tap and vanity cupboard under, corner glazed shower enclosure with a mains fed shower fitting, heated towel rail, attractive tiling to walls and floor, double glazed window.

BEDROOM

13' 10" x 6' 02" (4.22m x 1.88m) Access to loft space, radiator, double glazed window overlooks rear garden.

SECOND FLOOR

BEDROOM

13' 11" x 12' 0" (4.24m x 3.66m) Maximum measurements, stairs open directly into bedroom, wall light points, panel glazed window to front access to small loft area, door to dormer area, radiator.

GARDEN

The rear garden opens onto a block paved patio with a gravel area and planted borders, former raised fish pond with pergola over, decked area, which leads to a garage, store and outbuildings.

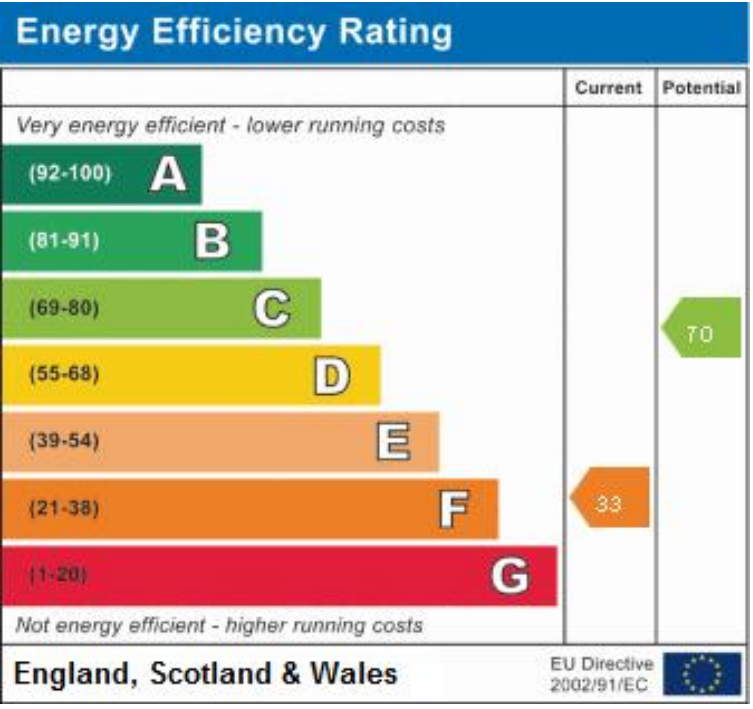
COUNCIL TAX

Thanet District Council
Council Tax band B
£1,597.75 PA

MEASUREMENTS

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements are for general guidance purpose only. The measurements are approximate, the measurements given should not be relied on. All measurements were taken using a sonic tape therefore may be subject to a small margin of error.

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