



11 Popes Lane, Sturry
£475,000

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Sturry, Canterbury

Miles and Barr are delighted to offer to the market this stunning three bedroom semi detached house on a good sized plot with a large driveway to the front and superb rear garden. Situated in the ever so popular Popes Lane, just a short walk from the shops, train station, bus stops and a short drive to Herne Bay as well as Canterbury city centre. The property has recently been extended and refurbished by the current vendor to give this home a stylish and contemporary feel. The ground floor accommodation comprises entrance hall through the porch, WC under the stairs, extended kitchen, cosy lounge with a open fire and dining room. The kitchen has been fitted with new units from Howdens and benefits from a skylight keeping it light and airy. To the first floor you will find the family bathroom and three generous bedrooms. The immaculate bathroom boasts a glass sink, electric mirror and heated towel rail. There is long driveway for ample parking running parallel to the front garden with mature shrub and tree borders. The rear garden has access to beautiful countryside views, a patio area to catch the sun and lawn. Please call Miles and Barr as the sole agent to arrange all viewings. Tenure: Freehold

- Semi Detached House
- Ideal Family Home
- Large Driveway And Garage
- Immaculately Presented Throughout
- Popular Village Location
- Newly Fitted Bathroom And Kitchen
- Three Generous Bedrooms
- Countryside Views
- Redecorated And Extended To The Rear





Entrance Hall

Ground Floor

Porch

WC

Dimensions: 0.81m x 1.40m (2'08 x 4'07).

Lounge

Dimensions: 3.33m x 2.97m (10'11 x 9'09).

Kitchen

Dimensions: 5.08m x 2.49m (16'08 x 8'02).

Dining Room

Dimensions: 2.87m x 2.92m (9'05 x 9'07).

Garage

Dimensions: 6.20m x 2.67m (20'04 x 8'09).

First Floor

Bedroom One

Dimensions: 3.35m x 2.95m (11 x 9'08).

Bedroom Two

Dimensions: 2.97m x 2.77m (9'09 x 9'01).

Bathroom

Dimensions: 2.39m x 1.70m (7'10 x 5'07).

Bedroom Three

Dimensions: 2.44m x 2.01m (8 x 6'07).

External

Off Street Parking

Rear Garden





Miles and Barr

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We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist company, Lifetime Legal and the cost is £60 inc VAT per purchase, paid directly to Lifetime Legal, once offer agreed and prior to issuing sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: milesandbarr.co.uk/referral-fee-disclosure