



11, Ellington Road, Kent

In Excess of £895,000



# 11, Ellington Road

, Kent

Nestled in the heart of a sought-after location, this delightful 5-bedroom semi-detached house presents an outstanding opportunity for discerning buyers. Boasting a recent top-to-bottom renovation, this property offers an enviable blend of modern comfort and traditional charm. The ground floor hosts a spacious fully fitted kitchen, seamlessly flowing into a bright dining area that overlooks the beautifully landscaped rear garden – a perfect setting for gatherings with family and friends. Upstairs, five generous bedrooms provide ample accommodation, including the luxurious master bedroom with its own ensuite bathroom. Externally, the property is further complemented by the landscaped gardens and off-street parking, offering both convenience and tranquillity. With the added benefit of being chain free, this residence represents a rare chance to step into the lifestyle you've been dreaming of.

Outside, the property truly shines with its exceptional outdoor space. The meticulously landscaped gardens provide a serene backdrop for relaxation or outdoor entertainment, ideal for enjoying al fresco dining or unwinding amidst nature's beauty. The front of the property features convenient off-street parking, ensuring hassle-free arrivals and departures. Whether you're looking to soak in the sun during lazy afternoons or host lively gatherings under the open sky, this property offers the perfect setting to bask in the joys of outdoor living. With its blend of modern conveniences, classic appeal, and inviting outdoor spaces, this property is a true gem that promises a lifestyle of comfort and elegance for the fortunate new owners. Embrace the opportunity





### Entrance Hall

Leading to

### Lounge

13' 9" x 12' 9" (4.19m x 3.89m)

### Dining Area

11' 0" x 9' 9" (3.35m x 2.97m)

### Utility Room

35' 0" x 13' 6" (10.67m x 4.11m)

### Kitchen / Diner

26' 9" x 12' 1" (8.15m x 3.68m)

### Shower Room

8' 4" x 4' 0" (2.54m x 1.22m)

### Conservatory

Located on ground floor

### First Floor

Leading to

### Bedroom

13' 9" x 12' 8" (4.19m x 3.86m)

### En-suite

8' 4" x 4' 9" (2.54m x 1.45m)

### Bedroom

11' 8" x 11' 4" (3.56m x 3.45m)

### Bedroom

11' 9" x 10' 6" (3.58m x 3.20m)

### Separate W.C

4' 8" x 3' 3" (1.42m x 0.99m)

### Bathroom

7' 7" x 6' 0" (2.31m x 1.83m)

### Landing

### Second Floor





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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 third party company, the cost is £60 inc VAT per purchase, once offer is agreed and prior to issuing the sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: [milesandbarr.co.uk/referral-fee-disclosure](http://milesandbarr.co.uk/referral-fee-disclosure)