



**1 The Marshes, Hersden, Canterbury, CT3 4FS**  
**£575,000**



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REDROW 'Leamington Lifestyle' design included with HIGH SPEC UPGRADES WORTH £33,425.

READY TO MOVE INTO!

Zest Homes are pleased to offer to the market the 'Leamington Lifestyle' design from Redrow's Heritage Collection offering luxury living and generous size rooms. The current owners have occupied the property since late November 2021 and upgraded from the standard Redrow specification in many areas which is reflected throughout the property.

Downstairs you are greeted with entrance hall leading to a traditional sitting room with bay window over-looking the open green spaces to the front of the property. To the rear of the property the full width kitchen / dining / family room soaks up the glorious rays shining through the windows and patio doors opening onto the rear terrace and garden. On the first floor you have a magnificent stylish master bedroom with walk in dressing room and master en suite with bathroom and separate double shower cubicle plus further two further double bedrooms both with en suite shower rooms.

The garage and block paved drive with an electric car charging point are located to the side of the property. The property stands on a corner plot and has gardens front and rear ready for green fingered individuals to create their own vision.

Canterbury offers a unique blend of historical significance, modern amenities, and excellent transport connectivity, making it a desirable destination for visitors and a convenient base for exploring the broader region. Whether you're delving into its rich past, enjoying contemporary culture, or exploring nearby towns and cities, Canterbury has something for everyone.

CALL TO VIEW!

## Description

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The garage and parking with an electric car charging point are located to the side of the property, the property is situated on a corner plot and has gardens front and rear. The rear garden is ready for some with green fingers to landscape.

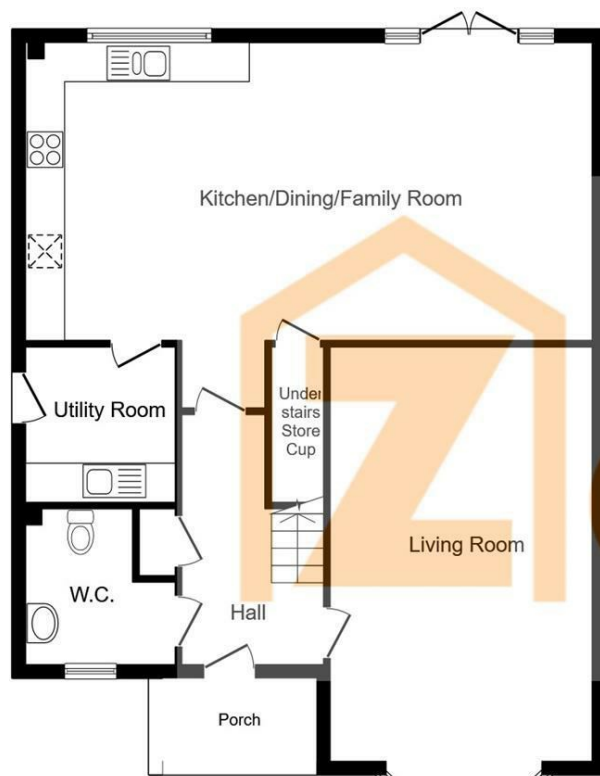
CALL TO VIEW!

## Situation

The Marshes is located on the Oakdene, On the Hoplands Redrow Development in Hesden. Take the first right as you come into the development and you will see the property on the left hand side.

Canterbury, it is a short drive into the City of Canterbury which offers an array of shops, amenities & restaurants - something for everyone! Schools and transport are also close by - perfect for families. For more information on the areas many benefits, call the Zest Homes.



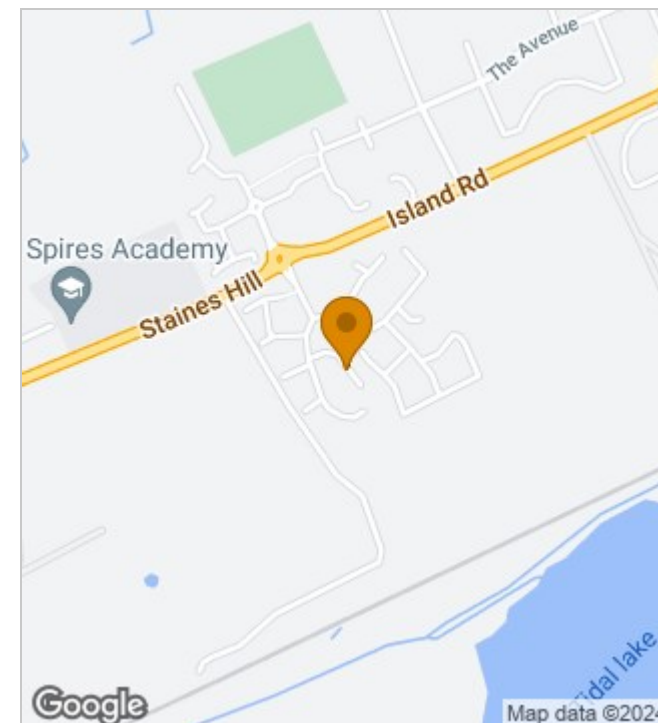


**Ground Floor**



**First Floor**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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