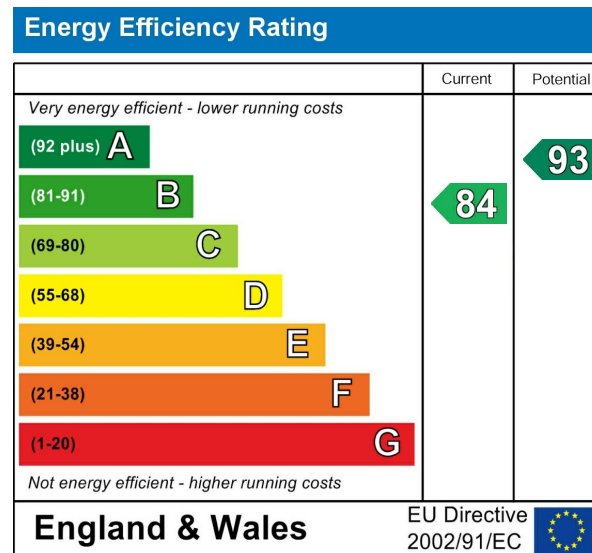
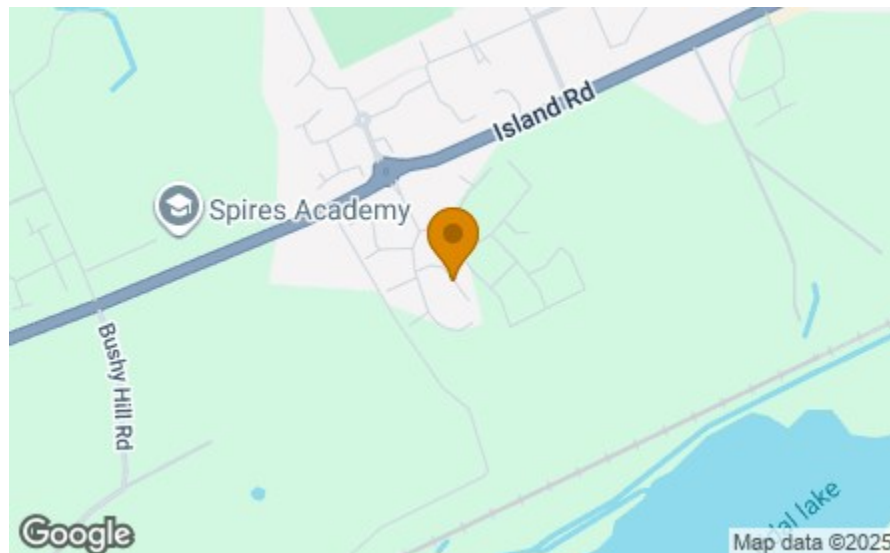


This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



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.



1 The Marshes, Hersden, Canterbury, CT3 4FS

£500,000

 **3**  **3**  **3**  **B**

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 can be seen throughout the property.

Downstairs you are greeted with an entrance hall leading to a traditional sitting room with a bay window overlooking 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 main bedroom with walk in dressing room and master suite with bathroom and separate double shower cubicle, two further double bedrooms with en suite shower rooms.

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!

Offer Over £500,000
'Leamington Lifestyle' design included with HIGH SPEC UPGRADES WORTH £33,425.
READY TO MOVE INTO!

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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!

Entrance Hall

9'5 x 6'2 (2.87m x 1.88m)

Formal Sitting Room

17'3 (into bay) 15'7 x 11'5 (5.26m (into bay) 4.75m x 3.48m)

WC

6'1 x 5'4 (1.85m x 1.63m)

Open Plan Kitchen/Dining/Family Room

24'7 x 12' (7.49m x 3.66m)

Utility Room

5'5 x 5'4 (1.65m x 1.63m)

First Floor Landing

Bedroom One

12'8 (into bay) 11'4 x 11'4 (3.86m (into bay) 3.45m x 3.45m)

Walk In Wardrobe

7'9 x 5' (2.36m x 1.52m)

Bathroom Suite With Separate Shower Cubicle

12'6 x 7'6 (3.81m x 2.29m)

Bedroom Two

11' x 10' 9 (3.35m x 3.05m 2.74m)

En Suite Shower Room

7'4 x 3'5 (2.24m x 1.04m)

Bedroom Three

10'7 x 8'8 (3.23m x 2.64m)

En Suite Shower Room

8'7 x 3'5 (2.62m x 1.04m)

Garage & Parking For Two Vehicles

18'3 x 9'2 (opening space 7'7) (5.56m x 2.79m (opening space 2.31m))

Car charging point located to side of property (near garage)

Front Garden

Rear Garden

Floorplan Clause

Please Note: Floor plan measurements provided in our marketing materials may differ from those stated in the EPC (Energy Performance Certificate). While EPCs include all floor areas, including circulation and non-habitable spaces, our measurements reflect only the main living areas to give a clearer representation of usable space.