



1 The Marshes, Hersden, Canterbury, CT3 4FS
£500,000



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Offer Over £500,000

'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

Entrance Hall

9'5 x 6'2

Formal Sitting Room

17'3 (into bay) 15'7 x 11'5

WC

6'1 x 5'4

Open Plan Kitchen/Dining/Family Room

24'7 x 12'

Utility Room

5'5 x 5'4

First Floor Landing

Bedroom One

12'8 (into bay) 11'4 x 11'4

Walk In Wardrobe

7'9 x 5'

Bathroom Suite With Separate Shower Cubicle

12'6 x 7'6

Bedroom Two

11' x 10' 9

En Suite Shower Room

7'4 x 3'5

Bedroom Three

10'7 x 8'8

En Suite Shower Room

8'7 x 3'5

Garage & Parking For Two Vehicles

18'3 x 9'2 (opening space 7'7)

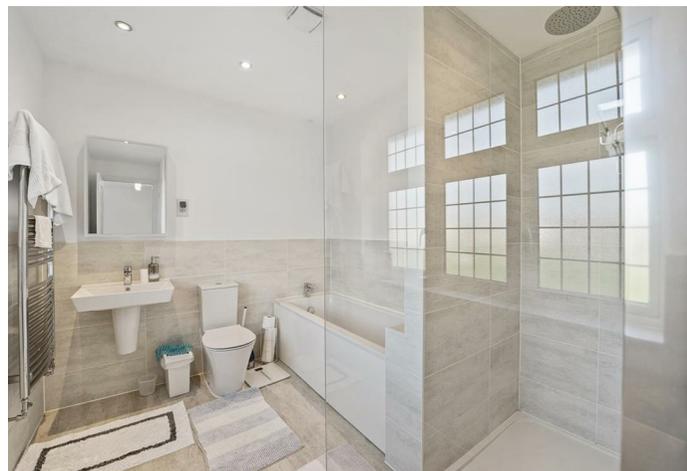
Car charging point located to side of property (near garage)

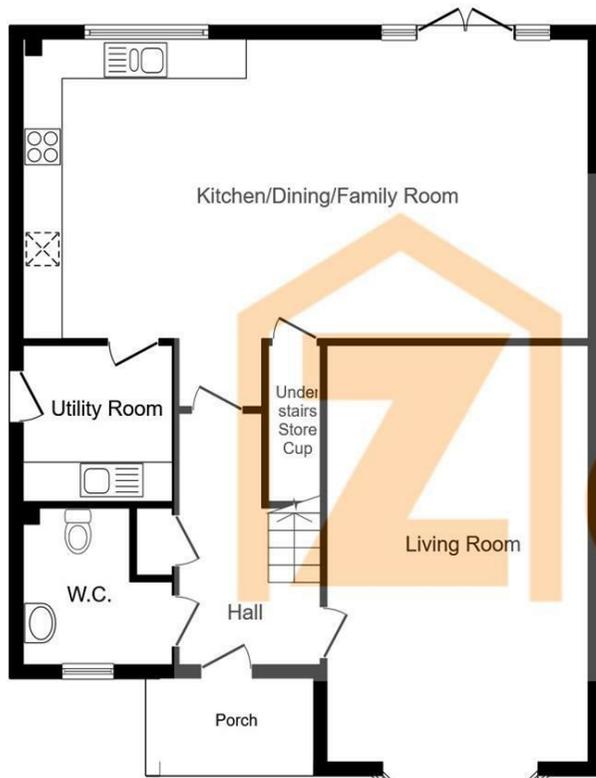
Front Garden

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.

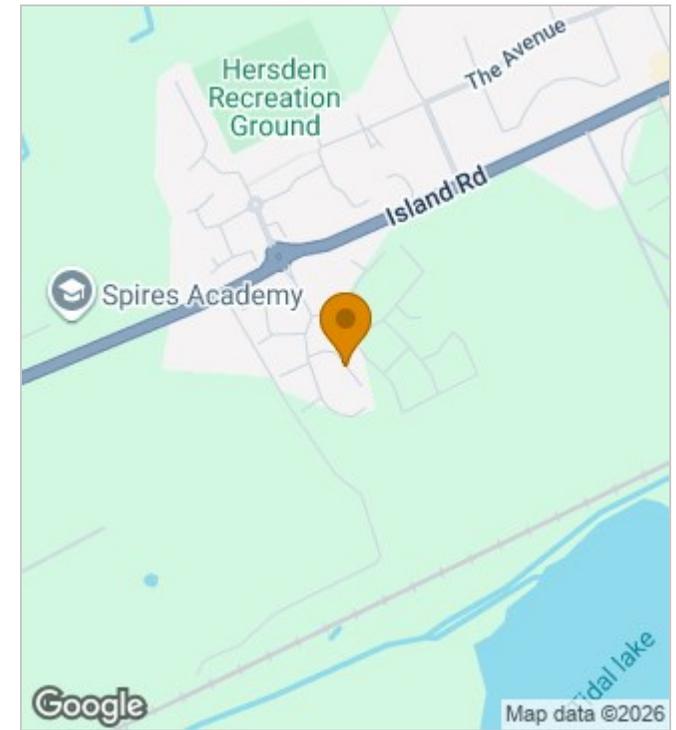




Ground Floor



First Floor



Energy Efficiency Rating

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

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

190 High Street, Herne Bay, Kent, CT6 5AP
 Tel: 01227 949291 | Email: sales@zesthomes.uk
 www.zesthomes.uk

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2. All measurements stated on our details and floorplans are approximate and as such can not be relied upon and do not form part of any contracts.
3. Zest Homes have not tested any services, equipment or appliances and it is therefore the responsibility of any buyer/tenant to do so.
4. Photographs and marketing material are produced as a guide only and legal advice should be sought to verify fixtures and fittings, planning, alterations and lease details.
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