



- Four/Five Bedroom
- Exclusive Location
- Superb Family Home
- Excellent Condition

Molehill Road, Chestfield, Whitstable

Guide Price £645,000 Freehold

David Clarke Estate Agents present to the market this unique contemporary colonial style architect designed detached family home. In the sought after village of Chestfield, Whitstable. The property offers extensive living space and comprises of living room, open kitchen/breakfast room and dining room, utility room, study/bedroom five, cloakroom and an integral garage. First Floor consists of family bathroom, four bedrooms with the master having an en suite, built in wardrobe and a balcony. With a large family garden at the rear and an in and out driveway to the front, to book you viewing call today on 01227 266 644



## Property Description

### ENTRANCE

via door into:

### HALLWAY

open space with doors to

### SITTING ROOM

21' 9" x 13' 10" (6.63m x 4.22m) two windows to the front, open fire place, spotlights, television point, doors to:

### KITCHEN/BREAKFAST ROOM

20' 4" x 15' 11" (6.2m x 4.85m) Matching wall and base units with island breakfast bar, built in oven and steam oven, integrated fridge freezer, dishwasher, corian worktop with inset ceramic sink with mixer tap, gas hob with extractor fan above, double glazed window overlooking the garden, open space to

### DINING ROOM

16' 7" x 12' 11" (5.05m x 3.94m) double glazed full length bi-folding doors to garden, storage cupboard

### UTILITY ROOM

10' 10" x 5' 11" (3.3m x 1.8m) double glazed window to the side, butler sink, space for fridge freezer, boiler, space for washing machine and tumble dryer

### STUDY/BEDROOM FIVE

12' 11" x 9' 8" (3.94m x 2.95m) double glazed window to the rear, radiator

### CLOAKROOM

low level WC, wash hand basin, heated towel radiator

### FIRST FLOOR

### LANDING

split landing, large window overlooking the garden, radiator,





doors to:

#### BATHROOM

frosted double glazed window to the side, three piece suite comprising of low level WC, wash hand basin with vanity unit, bath with mixer taps and shower attachment, spotlights, heated towel radiator

#### BEDROOM ONE

15' 11" x 10' 2" (4.85m x 3.1m) two large windows to the front, radiator, doors to

#### EN SUITE

three piece suite comprising of low level WC, wash hand basin with mixer tap, heated towel radiator, separate shower cubicle, extractor fan

#### BALCONY

space for table and chairs

#### BEDROOM TWO

14' 2" x 12' 10" (4.32m x 3.91m) double glazed window to the rear, built in sliding wardrobes, radiator,

#### BEDROOM THREE

11' 7" x 9' 11" (3.53m x 3.02m) double glazed window to the rear, radiator, built in wardrobes

#### BEDROOM FOUR

9' 9" x 9' 8" (2.97m x 2.95m) double glazed window to the front, radiator,

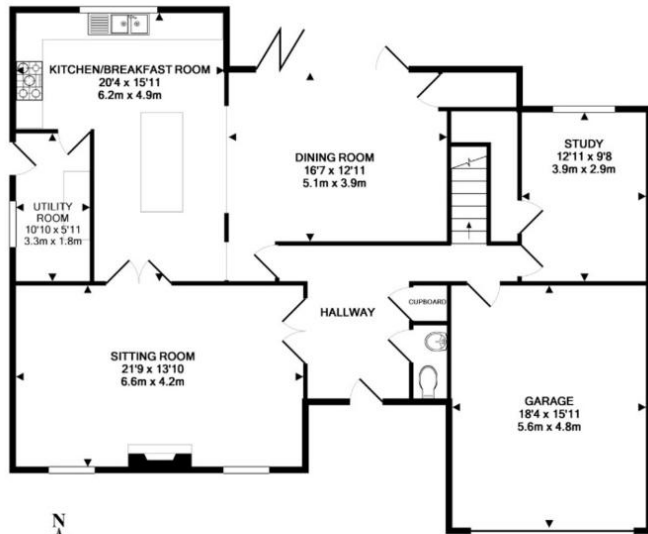
#### OUTSIDE

##### REAR GARDEN

110' x 60' (33.53m x 18.29m) Large family garden, paved BBQ/sitting area, child's play area, mostly laid to lawn, fenced/hedged perimeter, side access

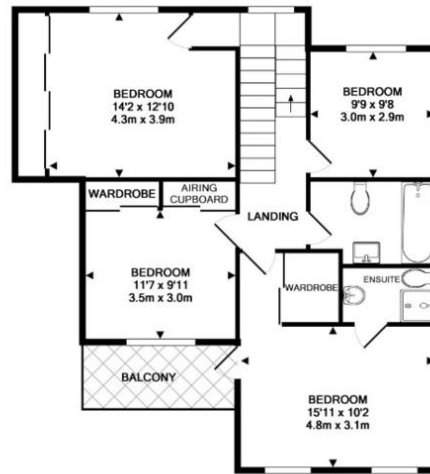
##### FRONT GARDEN





GROUND FLOOR  
APPROX. FLOOR  
AREA 1484 SQ.FT.  
(136.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 2293 SQ.FT. (213.0 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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1ST FLOOR  
APPROX. FLOOR  
AREA 830 SQ.FT.  
(77.1 SQ.M.)

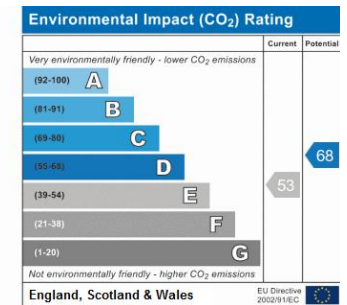
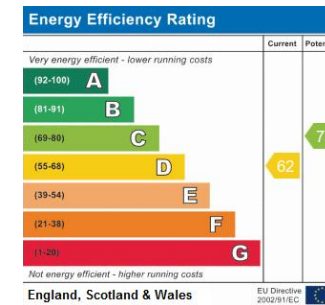
In and out drive, lawn area,

DOUBLE GARAGE

Up and over, power and lights

SECTION 21

Please note that under section 21 of the estate agents act, David Clarke Estate Agents declare an interest in this property.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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