



# Pit Head Drive, Aylesham, Canterbury

Offers Over £365,000 Freehold

4 bedroom detached house for sale

## Description

Located in the popular village of Aylesham, is this Four Bedroom Detached Family House, this property was only built in 2018 and still has the remaining NHBC as part of the sale. This location is ideal for families, you can find the village centre just a short stroll along the road, there is a great range of local shops including the Co-Op Supermarket, there's a local leisure centre & Gym too and the village also has it's own railway station which provides easy access to Canterbury, Dover & London, making this location an ideal family base. As soon as you pull up outside this detached house, you are sure to be impressed, the property is located on a quiet road and has plenty of kerb appeal too. Once inside, you will feel instantly at home, there is a good sized entrance hallway which runs conveniently through the centre of the property, to one side is a good sized family living room, a light and sunny space for the family to relax after a busy day and on the other side is a separate dining room, a great place to enjoy a formal meal and it could also make a great second lounge or playroom, to the rear of the house there is a fantastic kitchen/breakfast room, this space is modern and bright and will be the place where families congregate, there is a great range of fitted modern units, integrated appliances and complimentary worksurfaces, this leads through to the added conservatory, which is properly built with a real roof so fully insulated and useable all year round, there is also a WC on the ground floor too. Upstairs, this lovely home has four bedrooms, the master bedroom is dual aspect and is full of sunlight, this room also



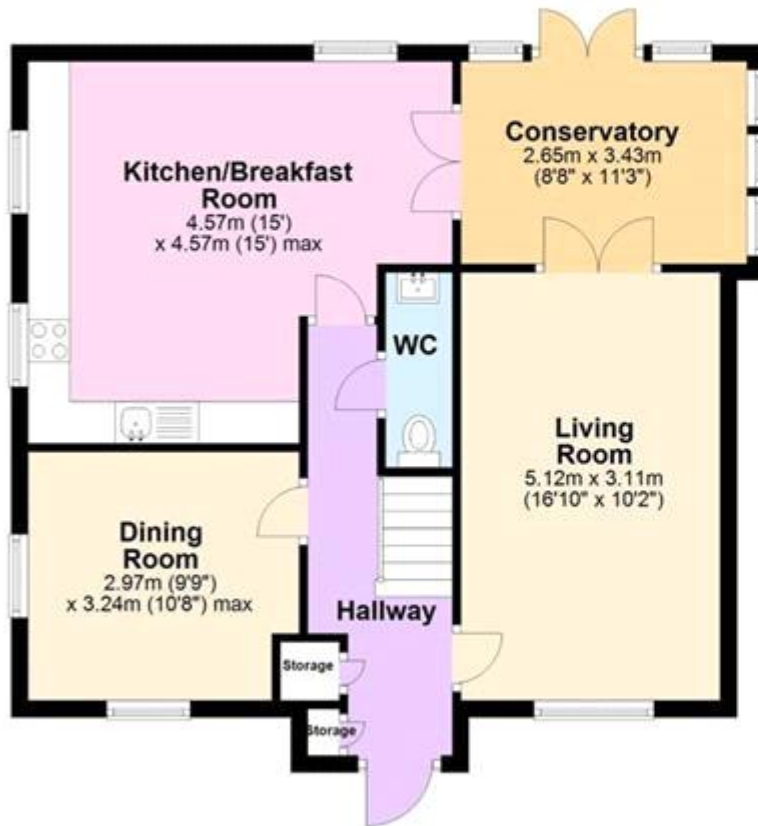
has an en-suite with a double shower enclosure, toilet and hand basin, there are three other bedrooms, two of which are doubles and then the fourth bedroom would make a great study or nursery, there's a modern three piece family bathroom on this floor, with a shower over the bath too. Outside this lovely home, just keeps on giving, there is a garage to the rear and parking for two vehicles, there is also visitor parking right outside the house too, there is a landscaped rear garden artificial grass and a paved pathway, there is also a decked seating area to enjoy the warm Kentish sun, the whole garden is enclosed with fencing and there's a gate out to the parking area. VIEWING HIGHLY RECOMMENDED

Tenure: Freehold

## **Tenure**

Freehold

Ground Floor



First Floor





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		<b>94</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>		

Viewing by appointment only  
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