



GUILDCREST ESTATES



24 Blackberry Way, Whitstable CT5 3BS



3



2



2

Blackberry Way, Whitstable CT5 3BS

Asking price £550,000

Situated in the sought-after Chestfield area on Blackberry Way, this attractive home combines modern style with practical living. Built in 2001, the property offers a well-designed layout ideal for contemporary lifestyles.

Upon entering the property, you are welcomed by a convenient downstairs cloakroom. The ground floor also features two generous reception rooms, perfect for both entertaining and relaxing with family. The kitchen has been extended to create a spacious kitchen/dining room, forming the true heart of the home and providing an excellent space for both everyday living and social occasions. Leading off the dining area is a useful utility room, which also benefits from direct access to the driveway, enhancing convenience.

Upstairs, there are three well-sized bedrooms, including a principal bedroom with en-suite, alongside a further family bathroom.

Externally, the property benefits from a private driveway providing off-road parking, as well as a garden, offering a pleasant outdoor space to enjoy.

Offering a comfortable and well-balanced living space in a desirable location, this home is ideally suited to families or those looking for a modern property in a popular residential setting.

Plans in place for an extension above the dining area.

Kitchen

12'10" x 10' (3.92 x 3.04)





Reception Room

18'6 x 11'5 max (5.65 x 3.49 max)

Reception Room 2

16'2 x 11'4 (4.94 x 3.45)

Study / Play Room

10'9 into bay x 9'6 max (3.28 x 2.90 max)

Utility

11'8 x 6'1 (3.55 x 1.85)



Bedroom 1

13'9 x 10'1 (4.19 x 3.08)

Bedroom 2

12'9 x 10'1 (3.89 x 3.07)

Bedroom 3

11'9 into bay x 9'9 max (3.57 into bay x 2.96 max)

Bathroom

Shower Room

Cloakroom

Outside Dining Area

19' x 12' (5.80 x 3.65)

Shed

13'5 x 7'8 (4.08 x 2.33)





GUILDCREST ESTATES

Key Features

- 3 spacious bedrooms
- 2 modern bathrooms
- 2 cosy reception rooms
- Close to local amenities
- Easy access to transport links
- Quiet residential area
- Extension plans in place

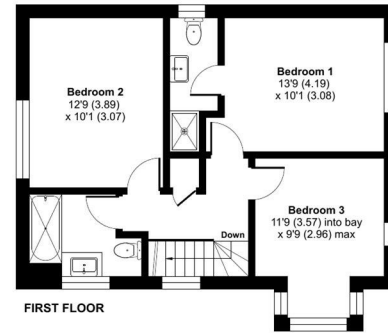
Important Information

Freehold
House - Detached
1374.00 sq ft
Council Tax Band E
EPC Rating C

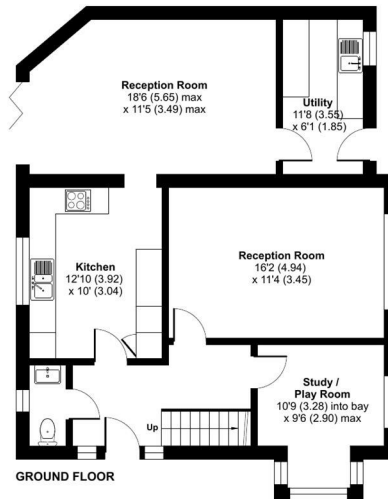
£550,000

Blackberry Way, Whitstable, CT5

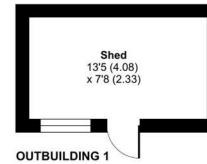
Approximate Area = 1374 sq ft / 127.6 sq m
Outbuilding = 102 sq ft / 9.4 sq m (excludes dining area)
Total = 1476 sq ft / 137.1 sq m
For identification only - Not to scale



FIRST FLOOR

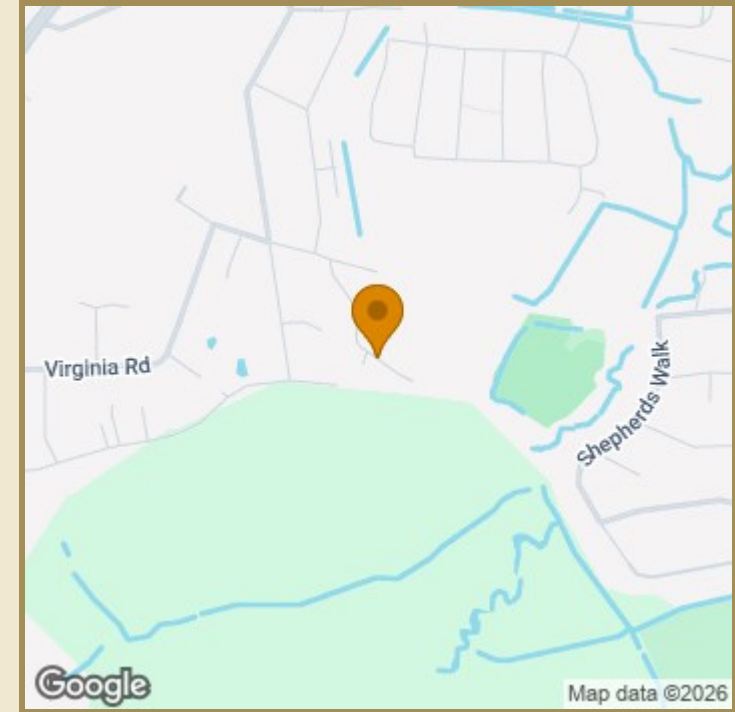


GROUND FLOOR



OUTBUILDING 1

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2020. Produced for Guildcrest Estates Ltd. REF: 1436036



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	83

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



01227 696000 www.guildcrestestates.co.uk

24 Lower Bridge Street, Canterbury, Kent CT1 2LG



Guildcrest Estates Ltd. Registered Office 1 Percy Road, Broadstairs, Kent CT10 3LB Company Number: 13135084 Registered in England & Wales | VAT Number: 374 4288 71

Disclaimer 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.