



GUILDCREST ESTATES



1 Willow Drive, Littlebourne, Canterbury CT3 1FX



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Canterbury CT3 1FX

**Guide price £450,000**

\*\*\* Guide Price £450,000 - £475,000 \*\*\*

Situated in the sought-after village of Littlebourne, Canterbury, this three-bedroom detached house on Willow Drive was built in 2021 and offers 1,098 sq. ft. of well-planned accommodation.

To the front of the property is a comfortable sitting room with a log-burning stove, creating a focal point for the room and a welcoming space to relax. To the rear, a generous kitchen/dining room provides an excellent area for everyday living and entertaining, fitted with integrated appliances including a dishwasher, washing machine and fridge freezer.

On the first floor, there are two good-sized double bedrooms and a further single bedroom. The principal bedroom benefits from its own ensuite shower room, with the remaining bedrooms served by the family bathroom.

The ground floor is laid with contemporary LVT flooring, adding both style and practicality. Outside, the property offers driveway parking for two cars and gated side access leading to the rear garden, providing a pleasant private outdoor space.

Willow Drive enjoys a convenient position within Littlebourne, with access to local amenities, countryside walks and Canterbury city centre within easy reach, making this an appealing home for buyers seeking modern living in a village setting.







### **Living Room**

15'7 x 10'9 (4.74 x 3.28)

### **Kitchen / Dining Room**

18'5 x 13'10 (5.60 x 4.21)

### **Cloakroom**

### **Hallway**

### **Bedroom 1**

14'0 x 9'5 (4.26 x 2.88)

### **Bedroom 2**

13'3 x 10'2 (4.03 x 3.10)

### **Bedroom 3**

9'5 x 8'10 (2.88 x 2.70)

### **Bathroom**

### **Landing**

### **Rear Garden**

### **Front Exterior**





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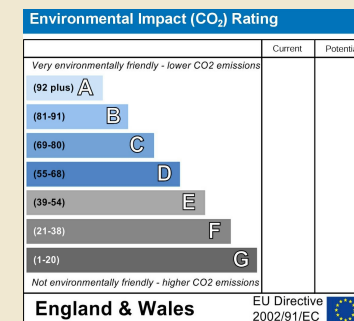
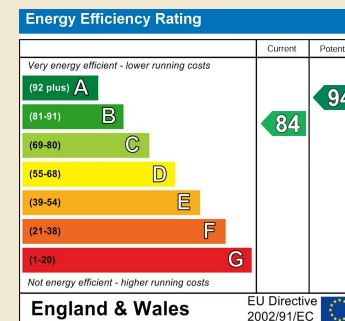
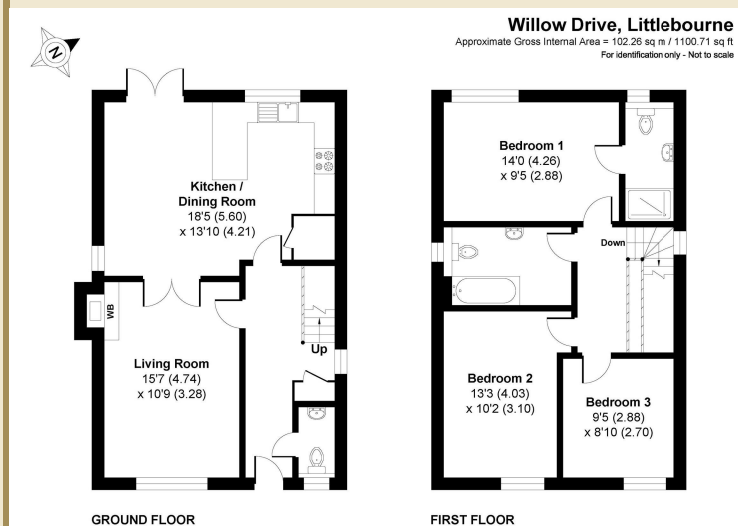
## Key Features

- 3 bedroom detached house
- Beautiful kitchen dining room
- Cosy lounge with log burning stove
- Integrated modern appliances
- Master with en-suite shower
- LVT flooring downstairs
- Driveway for 2 cars
- Side access to rear garden
- Built in 2021

## Important Information

Freehold  
House - Detached  
1097.93 sq ft  
Council Tax Band E  
EPC Rating B

£450,000



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