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9 Nutwood Avenue, Broad Oak, Canterbury, Kent, CT2 0FP

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**9 Nutwood Avenue, Broad Oak,  
Canterbury, Kent, CT2 0FP**

**£360,000 Freehold**

A beautiful 'Turn key' ready three bedroom family home set over three floors in a charming two year old development in Broad Oak just outside Canterbury.

- Modern Three Bedroom Semi-Detached Family Home
- Three Years Old with New Build Warranty Remaining
- No Onward Chain
- Three Spacious Bedrooms
- Large Master Bedroom Suite On The Top Floor
- Rear Garden
- Driveway & Garage
- Situated In Sought-After Broad Oak

The front door opens to the entrance hall and through to the kitchen at the front which is fitted with a good range of wall and base units. The sitting room/dining room is to the rear and has patio doors leading to the garden. The ground floor also benefits from a cloakroom.

Upstairs, the landing leads to bedrooms two and three and the family bathroom.

A particular highlight of the property is the impressive principal suite, which occupies the entire top floor and offers exceptional versatility. In addition to providing a generous bedroom with en-suite facilities, the proportions allow space for a home office, dressing area or relaxation zone. The layout also offers excellent long-term flexibility for growing families who may value adaptable accommodation as their needs evolve.

Outside, the rear garden is mainly laid to lawn and is fence enclosed. There is a driveway to the side with off road parking for two cars plus a garage.

Broad Oak is a sought-after village located just north of the historic cathedral city of Canterbury, offering an excellent balance of rural living and everyday convenience. Surrounded by rolling farmland and open countryside, the village enjoys a community-oriented atmosphere while being very well connected.

CHARTERED SURVEYORS, ESTATE AGENTS AND LETTING AGENTS



Canterbury city centre is just a short drive away and is renowned for its rich history, cultural attractions, independent shops, cafés and restaurants. Transport links are excellent, with easy access to the A2 for routes towards London and the Kent coast, as well as a nearby mainline railway station at Sturry providing regular high-speed services to London St Pancras.

The village benefits from a popular local primary school in Sturry, a village hall and a well-regarded public house, contributing to a strong sense of community. Scenic walks and bridleways are easily accessible, making the area ideal for those who enjoy outdoor pursuits and a rural lifestyle.

Educationally, Canterbury is very well provided for offering an excellent range of primary and secondary schools in both the state and independent sectors. The King's Junior School is a short drive away in Sturry, while the University of Kent and Canterbury Christ Church University are both within easy reach.

**Viewing:** By appointment through Finn's, Canterbury.  
Tel: 01227 454111

**Services:** Mains gas, electricity, water & drainage

**Council Tax:** Band 'D' according to the website of the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)).

**Date:** These particulars were prepared on 17/2/26





## Nutwood Avenue, Sturry

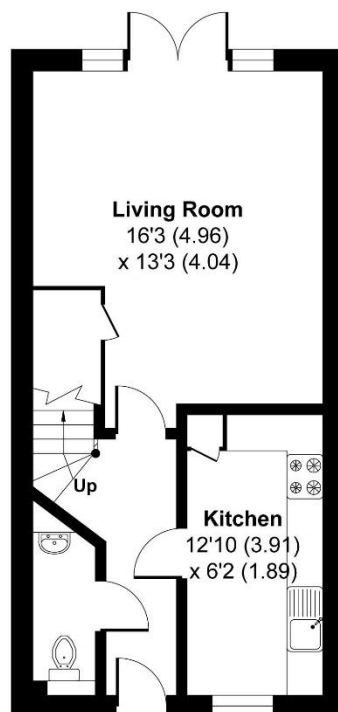
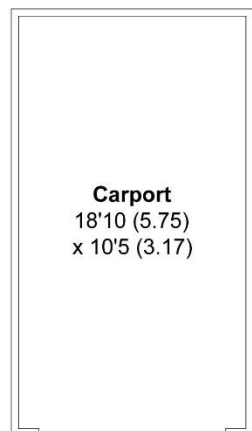
Approximate Gross Internal Area = 105.44 sq m / 1134.94 sq ft

Carport = 18.23 sq m / 196.23 sq ft

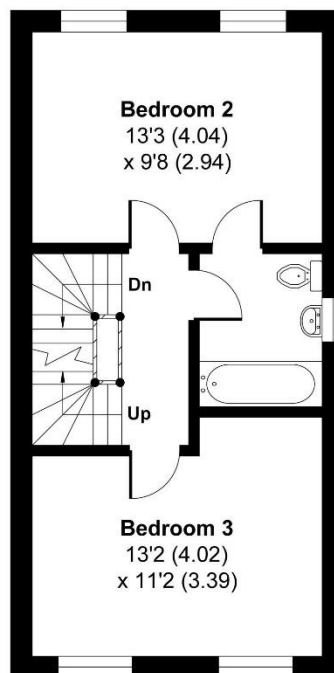
Total = 123.67 sq m / 1331.17 sq ft

For identification only - Not to scale

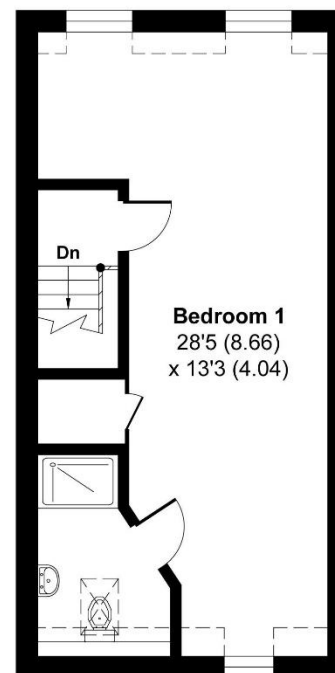
 = Restricted Head Height



GROUND FLOOR




FIRST FLOOR



SECOND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	85	
(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	

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**Agent's Note:** Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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