



Property Details

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Sunny Side Mill Lane, Eastry, Sandwich CT13 0LG

SPACIOUS DETACHED FAMILY HOME SET IN THE WELL REGARDED VILLAGE OF EASTRY. The property offers flexible living, with 5/6 bedrooms, and 2/3 reception rooms spread over two floors. There are wonderful countryside views from the rear windows. There is a modern kitchen, utility room & WC and a family bathroom and separate shower room.

To the outside there is off road parking for many cars. The rear garden is ideal for entertaining with patio and lawn area. If you are keen on growing your own food, then the vegetable patch will be ideal.

An early viewing is highly recommended.

- **FANTASTIC DETACHED FAMILY HOME**
- **5 / 6 BEDROOMS**
- **AMPLE LIVING SPACE**
- **LARGE PARKING AREA**
- **POPULAR VILLAGE LOCATION**
- **ENERGY RATING - C (75)**

GROUND FLOOR

1ST FLOOR



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To arrange a viewing please call **01304 246111**



Eastry village is set in an ideal location with good access routes to various towns including Sandwich, Deal, Dover and Canterbury. The village offers a wealth of local amenities including a number of local shops, primary school and church. There are some wonderful countryside walks right on your doorstep.

The accommodation comprises (measurements are maximum, taken into bays and extremes):-

GROUND FLOOR

Solid wood front door opening to entrance porch with vaulted ceiling. Glazed door to entrance hall.

Entrance Hall

Radiator. Stairs to first floor. Storage cupboard with electric meter and consumer board. Doors to living room, kitchen/breakfast room and reception 3/bedroom 6.

Living Room

12'10" x 12'7" (3.91m x 3.84m)

Double glazed bay windows to front. Radiator. Feature fire place, with electric fire.

Kitchen/Breakfast Room

18' 10' x 10' narrowing to 7' (5.49m 3.05m x 3.05m narrowing to 2.13m)

Fitted with a modern range of worktop base and wall units. Integrated double oven and hob with extractor over. Integrated dishwasher and fridge. Radiator. Double glazed windows to front & rear. Under stairs storage area. Door to utility room and double doors opening to family room.

Utility Room

With wall fitted cupboards and worktop. Space for

washing machine and fridge/freezer. Radiator. Double glazed window to front and double glazed door to rear garden access. Door to WC.

WC

Low level WC and wash basin. Frosted double glazed window to rear. Radiator.

Family Room

22' x 12' (6.71m x 3.66m)

Double glazed windows to rear. Two sets of double glazed patio doors opening to side and to rear garden access. Radiator x 2. Folding wooden doors opening to reception 3 / bedroom 6.

Reception 3/ Bedroom 6

12' x 10' (3.66m x 3.05m)

Double glazed window to side with field views. Cupboard with boiler. Further built in storage cupboards. Door to entrance hall.

FIRST FLOOR

Landing

Loft access with pull down ladder. The loft is partly boarded for storage. Light. Doors to all rooms. Double glazed window to side.

Bedroom 1

13' x 9'1" (3.96m x 2.77m)

Double glazed window to side and rear with countryside views. Open to dressing room area. Radiator. Door to en-suite shower room shared with bedroom 4.

Dressing Room

8' x 6' (2.44m x 1.83m)

Double glazed window to side. Radiator, Built in dressing table.

Jack & Jill En-Suite Shower Room

7' x 5'11" (2.13m x 1.80m)

Large shower cubicle with fully tiled floor and walls. Low level WC and wash basin. Under floor heating. Built in storage cupboard. Double glazed window to side. Door to bedroom 4.

Bedroom 4

10' x 9' (3.05m x 2.74m)

Double glazed window to side with countryside views, Radiator. Door to en-suite shower room shared with bedroom 1.

Bedroom 2

13' x 10'11" (3.96m x 3.33m)

Double glazed window to front. Radiator. Built in wardrobes.

Bedroom 3

15'4" x 10'11" (4.67m x 3.33m)

Double glazed windows to front and rear with field views. Radiator x 2.

Bedroom 5

9' x 7' (2.74m x 2.13m)

Double glazed window to front. Radiator.

Family Bathroom

9'1" x 8'11" (2.77m x 2.72m)

Panelled bath with separate shower over and shower



attachment. Separate large shower cubicle. Low level WC and washbasin. Double glazed window to side. Under floor heating. Tiled floor and walls.

OUTSIDE

Front - Blocked paved driveway offering off road parking for a number of cars with turning area. Access from both side of the property to the rear garden.

Rear garden - Shingle patio area with shed with power. Tap. Level lawn area and the added benefit of a large vegetable patch. Further shed and under stair storage space. From the garden there is also field views.

NOTE

The vendor has advised there is a soakaway for drainage.

Energy Rating - C (75)

Council Tax - Band C

Viewing

Strictly by arrangement with the agents, Tersons 01304 246111
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