



16 Sandalwood Drive, St. Nicholas At Wade, CT7 0PE



Extended detached modern house located in a quiet cul de sac in the village of St Nicholas -at- Wade . Within walking distance of the local public houses .The property has a roof conversion and garage conversion . Good family accommodation with 4 bedrooms one with en-suite . Lovely country views from the second floor .Gas central heating ,double glazing ..

£425,000 Freehold



Enclosed Entrance Porch

Composite style front entrance door with frosted window

Entrance Hall

Partially glazed entrance door. Balustrade staircase leading to the first floor .

Study

12'3" x 7'5" (3.74m x 2.27m)

Window to front power points, phone point , access to utility cupboard.

Utility cupboard

space for tumble dryer, power points , consumer unit .

Lounge/Diner

22'6" x 11'0" (6.86m x 3.36m)

Windows to front and rear, radiator, power points .

Kitchen

11'0" x 8'2" (3.36m x 2.49m)

Matching wall cupboards, base units, work tops, inset 1 1/2 bowl sink unit ,gas hob, electric fan assisted oven , window overlooking rear garden, larder cupboard, integratd fridge/freezer ,power points .

Cloakroom

5'10" x 2'9" (1.78m x 0.84m)

Low level wc suite , wall hung wash basin

Landing

Window to side , storage cupboard , power points , balustrade staircase leading to second floor

Bedroom 2

11'3" x 11'0" (3.43m x 3.36m)

window overlooking rear garden ,radiator, power points .

Bedroom 3

11'0" x 11'10" (3.36m x 3.61m)

built in wardrobe , power points ,radiator .

Bedroom 4

11'3" x 7'8" (3.43m x 2.34m)

power points ,radiator .

Bathroom

8'3" x 5'11" (2.52m x 1.81m)

suite in white comprising of panelled bath with shower unit over and screen .Pedestal wash basiin ,radiator, cupboard housing gas fired ideal boiler ,part tiled walls, laminate flooring .

Seperate wc

close coupled wc

Master Bedroom

14'3" x 13'5" (4.35m x 4.09m)

Window to rear overlooking garden and fields beyond, 2 large built in wardrobes, power points ,radiator , eaves storage cupboards .



En suite

8'1" x 6'0" (2.47m x 1.83m)

suite in white comprising of double shower cubicle, pedestal wash basin , close coupled wc suite , heated towel rail, tiled floor, extractor fan .

Rear Garden

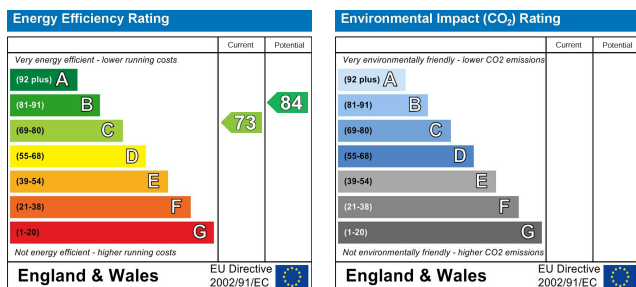
49'6" x 21'8" (15.09m x 6.62m)

Southerley aspect ,laid to lawn , raised decking area side access .

Front Garden and Drive way

29'2" x 25'11" (8.91m x 7.90m)

border wall to front with a drive way , ,lawned area .



Note:

We have not tested the heating system, electrical appliances or the electric, gas and plumbing systems.

If travelling any distance to view this property it is advisable to check the availability and viewing times before hand. Wilbee & Son, as agents, cannot be held responsible for lost journey times and / or any expenses incurred.

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