

Manor Road

St Nicholas at Wade, Birchington, CT7 0NY

Guide Price £700,000 Freehold

Situated in the sought-after village of St Nicholas at Wade on the outskirts of Birchington-on-Sea, this superb rarely available family home offers more than most.

The ground floor of the property consists of a large welcoming hallway, a sleek modern fitted kitchen with integrated appliances as well as a convenient utility room. The property also comprises a generous sized dining room, a bright and spacious living room and a conservatory with panoramic views across the garden. In addition, you will also find three good sized bedrooms, one of which boasting a hidden en-suite shower room with a built-in wardrobe.

On the first floor, there is a large principal bedroom which benefits from a modern four-piece bathroom.

Externally, the property offers off-road parking for multiple vehicles within an 'in & out' driveway, a brickbuilt garage with rear access and a 0.55-acre (approx.), extraordinary rear garden equipped with two timber cabins.

Nestled between the bustling seaside resorts of Birchington-on-Sea and Herne Bay, the idyllic village of St Nicholas at Wade offers swift access to the A299 Thanet Way as well as being within 4-miles of Birchington train station which provides high speed train links to London St Pancras. The village is popular amongst families seeking catchment for St Nicholas at Wade CofE Primary School and benefits from a local convenience shop, post office and choice of public houses.







The accommodation is as follows:

(NB: all measurements are an approximate guide only).

Ground Floor Entrance Hallway Dining room

Bedroom 4

Reception room Conservatory Bedroom 3 Kitchen Utility room

Bedroom 2 En-Suite First floor Bedroom 1

En-Suite

External

Driveway Garage

Rear Garden

Cabin 1 Cabin 2

Services: (Mains) Water, Gas, Electricity & Drainage.

Council Tax: Band E (Dover District Council)

Energy rating: Current 66 | D. Potential 74 | C.

Viewing by appointment only: Finn's Sandwich Tel: 01304 612 147 | Email: sandwich@finns.co.uk

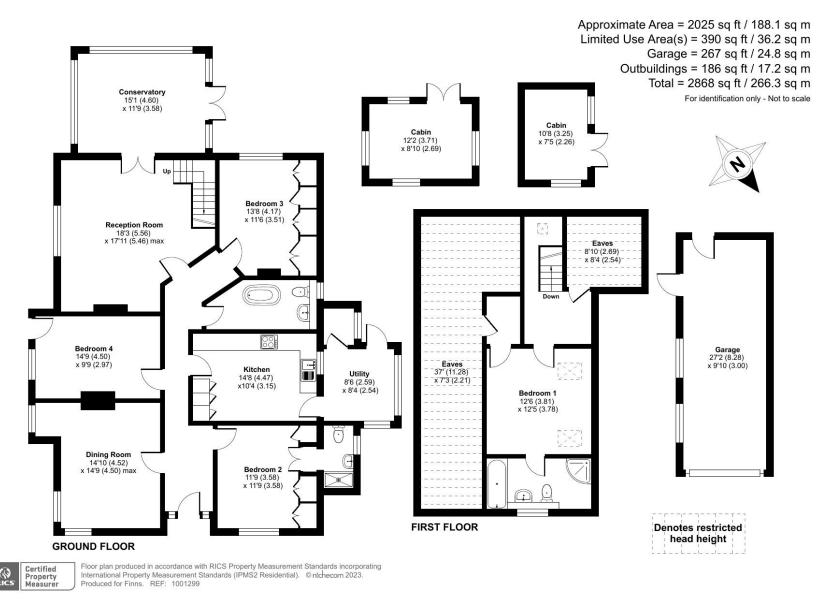
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Agent's Note: Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, 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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