



Inc. 1865

Alliss Gardens, Sandwich, Kent, CT13 0GQ

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Alliss Gardens

Sandwich, Kent, CT13 0GQ

Guide Price £625,000

Freehold

Situated in a newly developed area, within walking distance of central Sandwich, this exceptional family home boasts top-tier finishes throughout.

The ground floor welcomes you with a spacious entrance hallway that leads to a cozy family living room and a separate dining room. At the rear, you'll discover an open-plan kitchen and dining area, complete with integrated appliances, breakfast bar seating, and patio doors that open onto the garden patio. This level also includes a convenient utility room and a downstairs WC.

On the first floor, the home offers four generously sized bedrooms. One bedroom features built-in wardrobes and an en-suite shower room, while a modern family bathroom serves the other rooms.

Externally, the property includes a private driveway and a double garage with rear access to the garden. The garden itself is designed with a sunny patio area that wraps around a central lawn, providing an ideal space for outdoor activities and relaxation.

Conveniently located within walking distance of Sandwich train station, the town centre, and well-regarded schools, Alliss Gardens is the perfect place for a growing family looking for their forever home.



The accommodation is as follows:
(NB: all measurements are an approximate guide only).

Ground Floor

Reception Room
Dining Room
Kitchen/Dining Room
Utility Room
WC

First Floor

Bedroom 1
En-Suite
Bedroom 2
Bedroom 3
Bedroom 4
Bathroom

External

Rear Garden
Double Garage
Driveway

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

Council Tax: Band F (District Council)

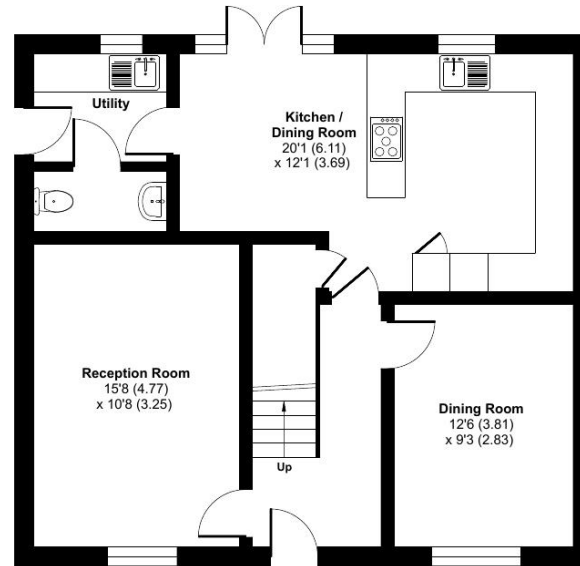
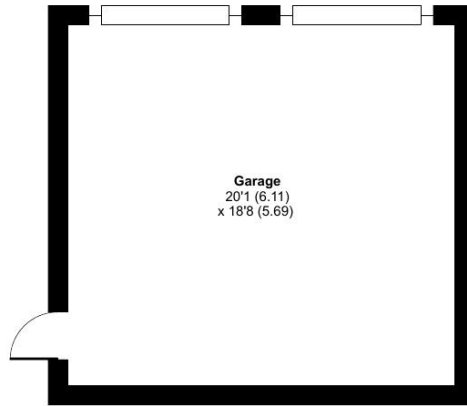
Energy rating: Current 84 | B. Potential 93 | A.

Viewing by appointment only: Finn's Sandwich
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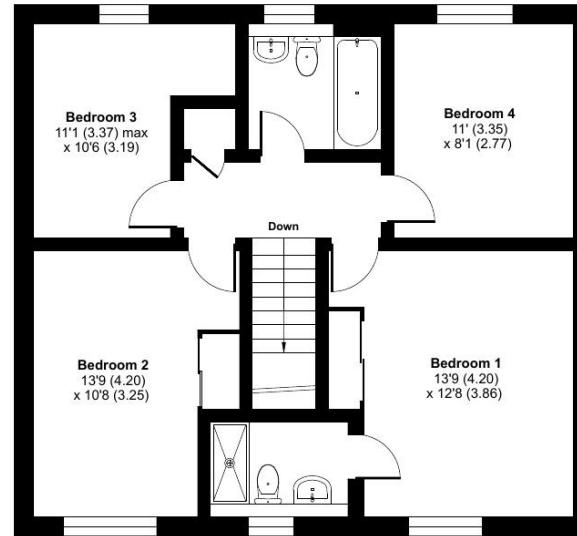
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Approximate Area = 1424 sq ft / 132.2 sq m
 Garage = 374 sq ft / 34.7 sq m
 Total = 1798 sq ft / 166.9 sq m
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Finns. REF: 1129277

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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