

since 1865

Alliss Gardens

Sandwich, Kent, CT13 0GQ

Guide Price £575,000

Freehold

Located within a highly desirable and newly developed area, lies this superb family home. Finished to the highest standard this pristine family home is not one to be overlooked.

Upon entrance to the property, you are greeted with a welcoming hallway. The property has versatile living accommodation with a warm and inviting living room and another reception which can also act as a dining room. Towards the rear of the property, there is a sleek modern fitted kitchen with integrated appliances whilst having the space for a dining area. There is also a convenient utility room as well as a WC.

The first floor of the property is comprised of four well proportioned bedrooms. The principal bedroom features built in wardrobes as well as a beautifully finished three piece en-suite. Lastly there is a three piece family bathroom with serves the rest of the property.

Externally, there is a front garden, parking and a double garage. There is a pleasant sunny aspect rear garden, equipped with a patio area.

The medieval town of Sandwich offers a wide variety of superb amenities such as medical facilities, shops, cafes, restaurants, and plenty of recreational activities. Sandwich prides itself on transport links, with a regular bus service to neighbouring towns and villages as well as the main train station which offers high speed links to central London.



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

Ground Floor

Living Room
Reception/Study
Kitchen/Dining Room
Utility Room
WC

First Floor

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

External

Front Garden
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
Tel: 01304 612 147 | Email: sandwich@finns.co.uk

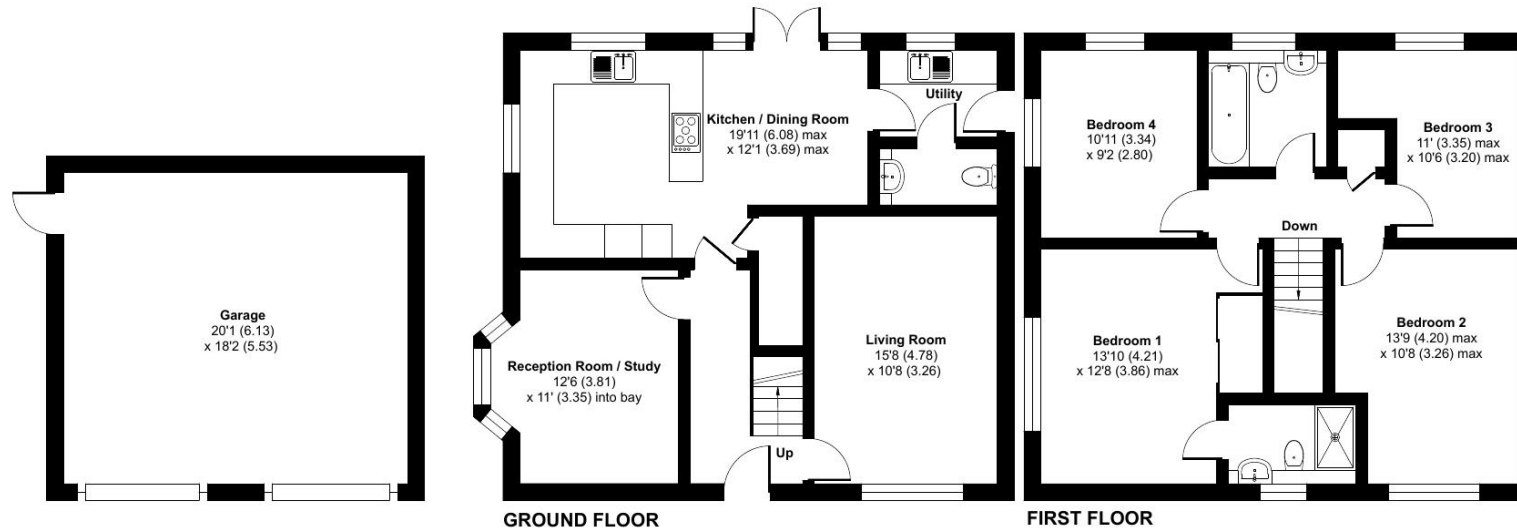
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Approximate Area = 1419 sq ft / 131.8 sq m
Garage = 365 sq ft / 33.9 sq m
Total = 1784 sq ft / 165.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Finns. REF: 1149157

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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82 Castle Street
Canterbury
Kent CT1 2QD
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Wantsum Way
St Nicholas at Wade
Kent CT7 0NE
Tel: 01843 848230

