



Jenkinson realestates

Sandwich Road Sholden

Deal

Asking Price £410,000

# Freehold

Energy Performance Rating = C

Detached Modern Home  
Utility Room and Cloakroom

Offering Three Bedrooms  
Walk-in Wardrobe and En-Suite to Master

Parking and Garage to Rear  
Landscaped Gardens

Jenkinson Estates are pleased to bring to the market this modern detached home which offers contemporary accommodation and really must be viewed. The property boasts a spacious entrance hallway and leads to the living room and a spacious kitchen / dining room. This area is completed with bi-folding doors that open to the rear garden, a breakfast bar and access to a utility room / WC. The first floor continues to impress with three bedrooms, the master being configured with a free standing bath, shower, individual sinks and a toilet and a walk-in wardrobe. The other two bedrooms are both doubles with one currently being used as an office. The family bathroom completes this level. Externally the property continues to impress with the landscaped rear garden, offering multiple seating areas, a home office that has been fitted out as a bar and rear access that leads to the driveway and garage. The garage is currently being used as a home gym. The property is double glazed and has a gas fired central heating system. All viewings are by appointment via the Sole Agent Jenkinson Estates.

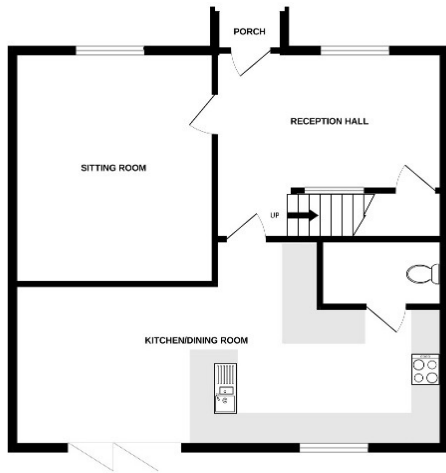


Council Tax Band - E

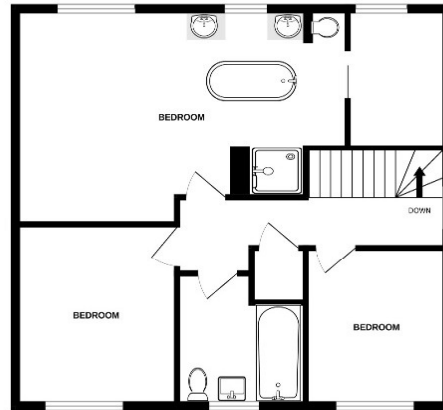
Estates Charge - £230.00p/a



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-measurement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

**Accommodation**

**Entrance Via;**  
**Hallway**

13'8" x 10'9" (4.17m x 3.28m)

**Living Room**

14'3" x 11'0" (4.34m x 3.35m)

**Kitchen / Dining Room**

25'5" x 8'4" (7.75m x 2.54m)

**Utility Room / Cloakroom**

**First Floor Landing**

**Master Bedroom**

18'8" x 11'4" (5.69m x 3.45m)

**Walk-in Wardrobe**

7'0" x 6'5" (2.13m x 1.96m)

**Bedroom Two**

11'5" x 9'7" (3.48m x 2.92m)

**Bedroom Three**

9'3" x 7'7" (2.82m x 2.31m)

**Family Bathroom**

8'1" x 7'4" (2.46m x 2.24m)

**Front and Rear Garden**

**Summer House / Office / Bar**

**Driveway and Garage**

