



143, Woodnesborough Road,
Sandwich, CT13 0BA
£450,000

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143 Woodnesborough Road, Sandwich

A beautifully presented and extended detached chalet bungalow set within lovely generous sized gardens with a garage and off road parking

Situation

The popular historic Cinque Port town of Sandwich offers a comprehensive range of amenities including supermarket, independent shops, bank, post office, chemist, doctor and dentist surgeries, restaurants, public houses and a choice of well-regarded schools and leisure facilities. The Princes Golf Club and Royal St Georges Golf Club are close by at Sandwich Bay. From Sandwich there are connecting train services to London St Pancras and Charing Cross, whilst the A299 Thanet Way facilitates rapid access to the M2 motorway. For channel crossings the port of Dover is approximately 13 miles and the Channel Tunnel terminal at Cheriton is approximately 22 miles distant.

The Property

The property sits within a plot of approximately 0.14 acres and has been thoughtfully extended to provide a wonderful space for family living within the well configured accommodation which comprises; entrance porch, entrance hall, open-plan sitting / dining room with double doors leading to the conservatory, well equipped fitted kitchen / breakfast room opening into a separate utility area, ground floor cloakroom, three bedrooms and a family bathroom suite with separate shower cubicle. The property further benefits from gas fired central heating and double glazing.

Outside

The gardens surround the property and are very well maintained. To the front is a gravelled drive leading to the garage which offers ample off-road parking for several vehicles. There is a further area of lawn with a central Magnolia tree and a variety of

established planted borders. A side access gate leads to the rear garden where there is an expanse of paving with a pergola covered corner seating area, feature pond with attractive rockery surround, two timber garden sheds and outside tap.

Services

All main services are understood to be connected to the property.

Local Authority

Dover District Council, White Cliffs Business Park, Whitfield, Dover, Kent, CT16 3PJ.

Current Council Tax Band: E

EPC Rating: C

Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



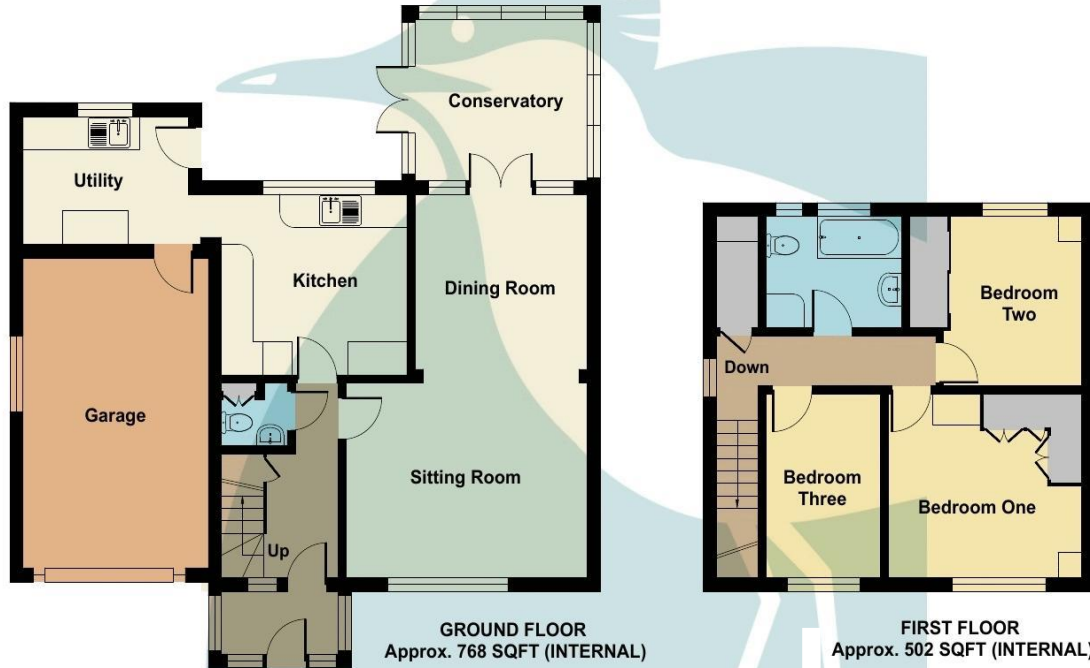
To view this property call Colebrook Sturrock on **01304 612197**

Total Approximate Area = 1488 sq ft / 138 sq m (includes garage)

Limited Use Area(s) = 9 sq ft / 1 sq m

For identification only - Not to scale

Denotes restricted head height



GROUND FLOOR
Approx. 768 SQFT (INTERNAL)

FIRST FLOOR
Approx. 502 SQFT (INTERNAL)

Sitting Room

15' 3" x 11' 8" (4.64m x 3.55m)

Dining Room

10' 11" x 10' 9" (3.32m x 3.27m)

Kitchen

11' 10" x 10' 9" (3.60m x 3.27m)

Conservatory

1' 3" x 9' 8" (0.38m x 2.94m)

Utility Room

10' 6" x 7' 8" (3.20m x 2.34m)

First Floor

Bedroom One

12' 3" x 11' 0" (3.73m x 3.35m)

Bedroom Two

10' 9" x 10' 2" (3.27m x 3.10m)

Bedroom Three

11' 0" x 7' 3" (3.35m x 2.21m)

Garage

18' 7" x 11' 9" (5.66m x 3.58m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlschem 2022. Produced for Colebrook Sturrock 2014 Limited. REF: 830288

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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