



19 Johns Green
Sandwich, CT13 0DE
£695,000

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19 Johns Green

Sandwich

A beautifully finished brand new detached family home, in a sought after location on the outskirts of Sandwich.

Situation

Located on the outskirts of the historic Cinque Port of Sandwich which has many delightful pubs, cafes and restaurants along its quayside and down its narrow winding streets. There is an array of high achieving primary and secondary schools in the local area with good options for all levels of achievement. The City of Canterbury is approximately 12 miles from Sandwich and offers larger retail shops. Sandwich also has excellent transport links to London by road and high speed rail with the new Thanet Parkway Station now open with a 70 minute journey time to London. Championship golf courses line the nearby coastline and both the port of Dover and the Channel Tunnel are within a 30 minute drive.

features solid oak doors, double glazing and central heating throughout, including underfloor heating to the ground floor.

Outside

Set back from the road and enclosed by an attractive low brick wall, No: 19 enjoys a curved resin driveway, providing off road parking, electric car charging point and access to the integral garage, flanked by newly planted beds. To rear a porcelain patio extends across the rear elevation and side return with raised sleeper edged bed running alongside. A good sized lawned garden lies beyond the patio with a useful detached timber framed outbuilding occupying one corner with power and lighting connected as well as double glazed bi-folding doors.

The Property

Having just been completed by Green Construction Ltd and boasting a ten year Build Zone Warranty, No:19 comprises a brand new contemporary detached family home offering beautifully finished and deceptively spacious accommodation; including an enviable open plan kitchen/living room, with bi-folds and French doors opening onto the private south-west facing garden. From the entrance hallway; a separate reception room lies to the front, a peaceful space that would make a perfect study or snug. Behind this is a useful cloakroom, complete with two piece white suite and herringbone flooring which runs throughout the ground floor. The kitchen is fitted with a sleek range of handleless gloss units and matching island, plus integrated dishwasher and cooking appliances, capped with contrasting worktops. The integral garage is accessed from the kitchen area and houses the Worcester Bosch Air Source Heat Cylinder as well as a plumbing for a washing machine and water supply to feed an American fridge/freezer, space for which is in the kitchen area. To the first floor are four light filled double bedrooms serviced by a modern family bathroom together with a delightful ensuite shower room to the principal bedroom. This enviable family home has been finished to a high standard and

Services

Mains electric, water and drainage are understood to be connected to the property. Heating and hot water is via a Worcester Bosch Air Source Heat Pump.

Local Authority

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

Tenure

Freehold

Current Council Tax Band: TBA

EPC Rating: B

Agents Note

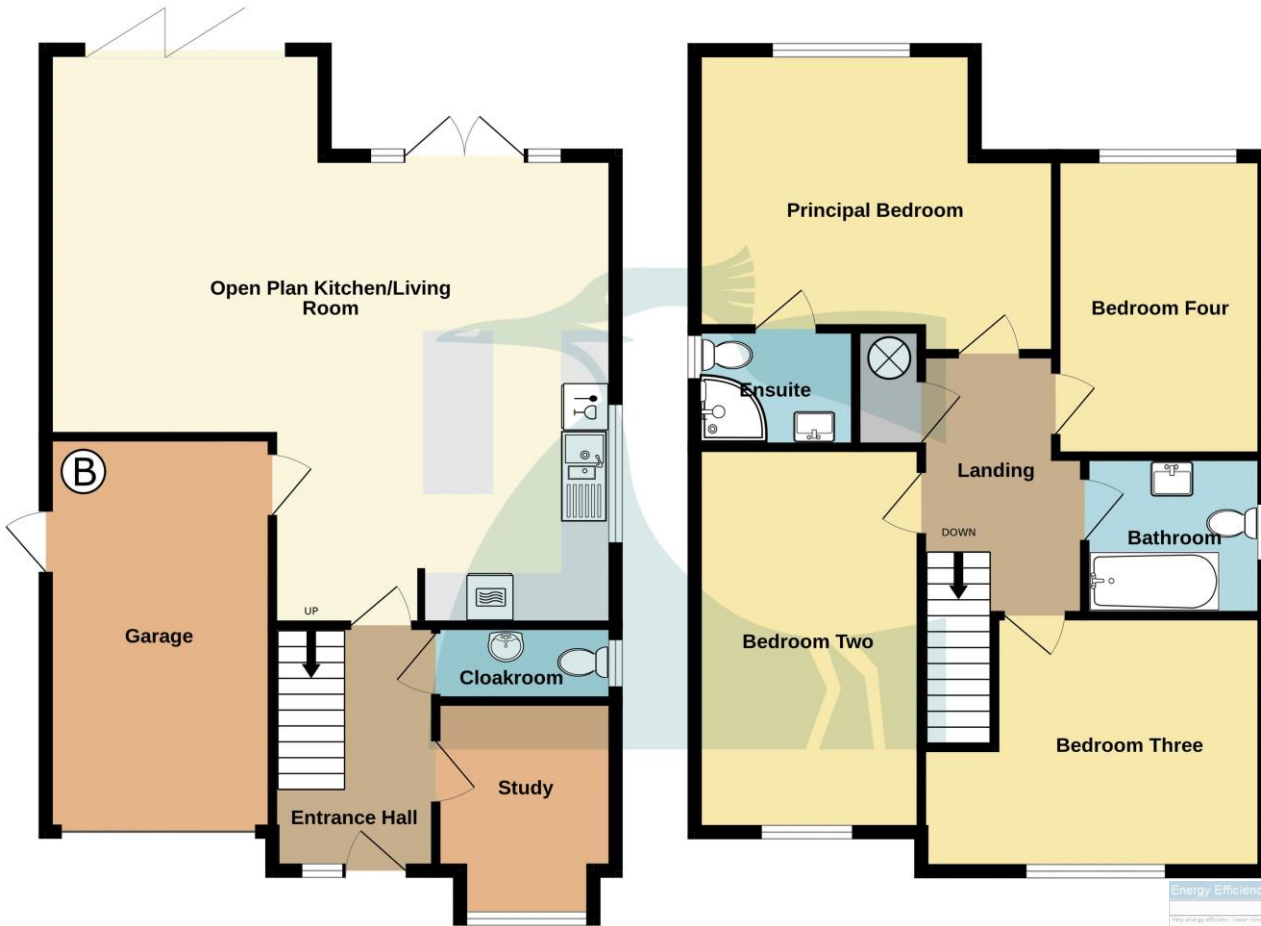
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



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

Ground floor
746 sq.ft. (69.3 sq.m.) approx.

First floor
736 sq.ft. (68.3 sq.m.) approx.



TOTAL FLOOR AREA : 1481 sq.ft. (137.6 sq.m.) approx.

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-statement. 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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Entrance Hall
10' 7" x 6' 1" (3.22m x 1.85m)

Study/Reception Room
9' 0" into bay x 7' 7" (2.74m x 2.31m)

Cloakroom
7' 6" x 3' 2" (2.28m x 0.96m)

Open Plan Kitchen/Living Room
23' 8" max x 19' 5" max (7.21m x 5.91m)

Garage
16' 4" x 8' 5" (4.97m x 2.56m)

First Floor

Principal Bedroom
14' 7" x 11' 7" (4.44m x 3.53m) reducing to 8' 2" (2.49m)

Ensuite Shower Room
6' 8" x 4' 10" (2.03m x 1.47m)

Bedroom Two
16' 2" x 9' 0" (4.92m x 2.74m)

Bedroom Three
10' 8" x 10' 8" (3.25m x 3.25m) extending to 14' 1" (4.29m)

Bedroom Four
12' 5" x 8' 8" (3.78m x 2.64m)

Bathroom
7' 3" x 6' 7" (2.21m x 2.01m)



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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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