



27 Hazelwood Meadow  
Sandwich, CT13 0AP  
£250,000

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# 27 Hazelwood Meadow

## Sandwich

A modern end of terrace family home, set within a residential cul-de-sac, convenient to Sandwich town centre.

### Situation

The property is conveniently located within walking distance of the medieval town of Sandwich, which is one of the best-preserved historic towns in the country, boasting a rich heritage that dates back to the medieval period. The town's medieval charm is reflected in its narrow, winding streets, timber-framed houses, and ancient churches, making it a popular and picturesque location to live and visit. Prince's Golf Club and Royal Cinque Ports Golf Club are also nearby, both offering world-class golfing experiences. Prince's Golf Club, adjacent to Royal St. George's, has hosted The Open and provides a slightly different but equally challenging links course experience. The schools, bank, doctors and railway station are all easily walkable from here and the town centre boasts a good variety of boutique shops, restaurants, cafes and pubs plus excellent leisure facilities. From Sandwich town, Deal is 5 miles, Westwood Cross (for shopping) 6 miles and Canterbury 13 miles. The town is also well positioned for roadlinks with the A258/A2 and A299 Thanet Way within easy reach.

### The Property

Conveniently positioned for the amenities of Sandwich, together with local transport links, is this modern, chain free family home offering well-proportioned and neatly presented accommodation. An entrance hall leads through to a triple aspect sitting/dining room, a spacious T-shaped room with the staircase tucked to one side. To the rear is a functional kitchen, with cupboard housing a floor standing Potterton boiler. A lobby beyond the kitchen houses a laundry facility and gives access to the enclosed rear garden. To the first floor are three good size bedrooms (two

doubles and one single) together with a fully tiled shower room and separate WC. This much loved family home is fully double glazed, gas centrally heated and has ample storage throughout.

### Outside

To the rear is a paved garden, enclosed by brick and fenced boundaries, featuring raised beds, mature shrubs and a brick built store. A secure gate gives side access and there is unrestricted on street parking available within Hazelwood Meadow.

### Services

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

### Local Authority

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

### Tenure

Freehold

### Current Council Tax Band: C

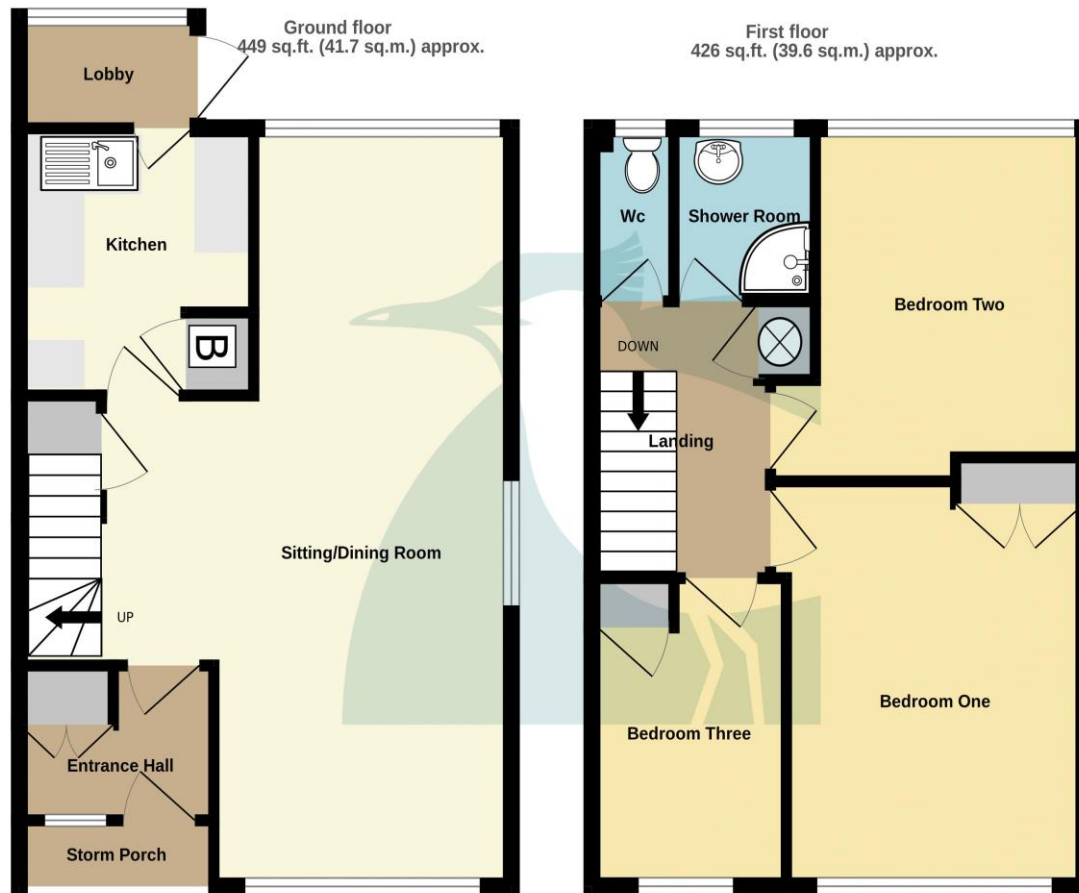
### EPC Rating: D

### 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 FLOOR AREA : 876 sq.ft. (81.4 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

6' 3" x 5' 1" (1.90m x 1.55m)

### Sitting/Dining Room

T-shaped 24' 10" x 10' 5" (7.56m x 3.17m) extending to 17' 3" (5.25m) before reducing to 9' 0" (2.74m)

### Kitchen

8' 4" x 7' 9" (2.54m x 2.36m)

### Lobby

6' 3" x 3' 8" (1.90m x 1.12m)

### First Floor

### Bedroom One

13' 3" x 10' 1" (4.04m x 3.07m)

### Bedroom Two

12' 0" x 9' 0" (3.65m x 2.74m)

### Bedroom Three

10' 1" x 6' 10" (3.07m x 2.08m)

### Shower Room

5' 6" x 4' 9" (1.68m x 1.45m)

### WC

5' 7" x 2' 9" (1.70m x 0.84m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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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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