



12 Loop Street
Sandwich, CT13 9HE
£550,000

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12 Loop Street

Sandwich

A deceptively spacious detached town house lying alongside the Delf Stream boasting light filled accommodation and a convenient central location.

Situation

Loop Street is located on the edge of the award-winning Stourfield development set within the ancient town's centre. The Butts, the site of the old town wall, lies just at the end of the street with the town cricket field beyond. The property itself sits on the bank of the Delf Stream as it winds its way through this part of the town. A quiet yet very convenient setting with the Coop supermarket being only 150 yards away and the rest of the town centre shops and amenities only a few yards further. Everything you need is within easy walking distance. There are high speed rail services to London St. Pancras and regular bus services to surrounding towns, including Dover and Canterbury. Sandwich has good recreation facilities with sports centres, Gyms, tennis club, sailing club and an array of excellent golf courses all within a mile or two of the house.

The Property

Nestled within a sympathetically designed modern development conveniently located within the centre of Sandwich lies No: 12 Loop Street, a deceptively spacious detached town house lying alongside the Delf Stream boasting light filled accommodation arranged over three floors. The bespoke panelled entrance hall, complete with useful cloakroom facility, leads to a dual aspect dining room on the left, and a bright fitted kitchen to the right. Spanning the full width of property the delightful sitting room enjoys an attractive focal point fireplace and glazed French doors overlooking and opening onto a tiered paved terrace with steps leading down to the banks of the Delf Stream. Three lovely double bedrooms occupy the first floor and are serviced by a shower room with large shower enclosure. A further double bedroom lies to the second floor which would make an ideal suite, complete with its own ensuite shower

room and sitting/study area with a pleasant rooftop vista.

Outside

Facing Tannery Lane to the rear of the house is a single garage, measuring 16' 3" x 8' 1" (4.95m x 2.46m), with personal door on to the terrace. The garage has electric light and power and there is potential for storage space in the roof space above. There are two off-road parking spaces in front of the garage. To the rear of the house a brick and paved terrace abuts the Delf Stream, a man-made watercourse which until 1894 was the town's main source of drinking water. Steps lead up to a raised seating area adjoining the sitting room and a paved pathway leads to the garage and round to the parking area.

Services

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

Local Authority

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

Tenure

Freehold

Current Council Tax Band: G

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**

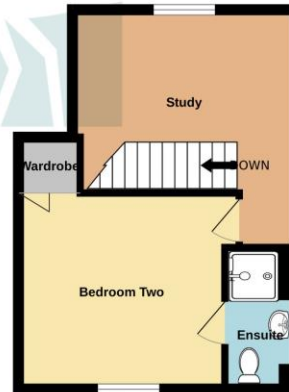
Ground floor
667 sq.ft. (61.9 sq.m.) approx.



First floor
543 sq.ft. (50.5 sq.m.) approx.



Second floor
279 sq.ft. (25.9 sq.m.) approx.



TOTAL FLOOR AREA : 1489 sq.ft. (138.3 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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | 73 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Dining Room

14' 11" max Narrowing to 11'7" Min x 10' 11" (4.54m x 3.32m)

Kitchen

14' 11" x 7' 4" (4.54m x 2.23m)

Sitting Room

16' 10" x 12' 5" (5.13m x 3.78m)

Cloakroom

5' 7" x 2' 10" (1.70m x 0.86m)

Garage

16' 3" x 8' 1" (4.95m x 2.46m)

First Floor

Bedroom One

16' 10" x 12' 4" (5.13m x 3.76m)

Bedroom Three

10' 6" x 8' 8" (3.20m x 2.64m)

Bedroom Four

9' 6" x 8' 2" (2.89m x 2.49m)

Shower Room

10' 6" x 5' 11" (3.20m x 1.80m)

Second Floor

Study Area

12' 0" x 10' 0" (3.65m x 3.05m)

Bedroom Two

10' 11" x 10' 7" (3.32m x 3.22m)

Ensuite Shower Room

7' 6" x 3' 9" (2.28m x 1.14m)

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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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