

**RUSH
WITT &
WILSON**



**12 Sandpiper Close, The Street, Appledore, Kent TN26 2FP
Guide Price £965,000**

Rush Witt & Wilson are pleased to offer an exciting opportunity to purchase one of just seven contemporary designed newly constructed homes forming part of the stunning 'Sandpiper Close' development located in the highly sought after village of Appledore.

Designed by award winning RX Architects and constructed by local developers Martello Developments to an extremely high standard the development offers a selection of two 4 bedroom semi-detached homes, one 3 bedroom detached and four 4 bedroom detached houses, each offering a striking architectural design with a mixture of fair-faced bricks, render and dark stained timber cladding.

PLOT 12 - Accommodation is arranged over two floors and comprises of a double height entrance hallway, cloakroom, utility room, stunning open plan kitchen/dining/living room with floor to ceiling glazing overlooking the garden, study and bedroom 4/snug on the ground floor. On the first floor are three double bedrooms, the main with an en-suite shower room and family bathroom.

Outside is an attached single garage, generous off road parking and landscaped rear garden with shared access to a communal wildlife area with attractive pond. Further benefits include an air source heat pump heating system and an 10 year Buildzone builders warranty. Offered to the market CHAIN FREE.

For further information and to arrange a site visit on this simple stunning new development please call our TENTERDEN office on 01580 762927.



Agent Note

Please note there will be an estimated yearly maintenance charge of circa £200.00 (tbv) which will covers the upkeep of all the communal areas/wildlife area. Full details to be confirmed via our clients solicitor. Council Tax Band: TBC

These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. It should not be assumed that the property has all necessary planning, building regulation or other consents. None of the services or appliances mentioned in these sale particulars have been tested. Rush Witt & Wilson advise all prospective purchasers should satisfy themselves by full inspection, survey, searches/enquiries and professional advice about all relevant aspects of the property. The text, photographs and floor plans are for guidance only and the measurements quoted are approximate and should not be relied upon for any other purpose.



