



55, St. Georges Road, Sandwich, CT13 9LE
£575,000

Beautifully presented extended detached home situated within the sought after St George's Road location.

This four bedroom, two bathroom dwelling boasts light airy open-plan living on the ground floor and features a stunning garden room which over-looks the patio and well kept garden.

There are three reception rooms, Kitchen/Dining area and the Garden Room, cloakroom and utility room complete the ground floor accommodation with four bedrooms, family bathroom with shower cubicle and roll top bath and shower room with WC topping off the first floor.

On the outside you will have vehicular parking courtesy of a block paved driveway to the front and the generous sized rear garden hosts a timber built summerhouse which benefits from light and power and an integrated shed.

The property is conveniently located for schooling facilities, mainline railway station, shops and a wealth of other local amenities and for golf fans there are three courses nearby including the world famous Royal St Georges.

Viewings are strictly by appointment only so call us now to make to arrangement to view.



Entrance:

Door to:

Hallway:

Laminate flooring, stairs to the first floor landing with cupboard under and doors to:

Sitting Room:

Fireplace, radiator, bay window to the front and doors to:

Kitchen/Dining Area:

Fitted units with solid work surfaces over, sink unit and integrated appliances including double oven, hob with extractor hood dish-washer and fridge-freezer, Island with breakfast bar, built in cupboard, window to side and double doors to:

Garden Room:

Stunning room with 'Lantern' sky light, radiators, double glazed windows and doors over-looking the patio and garden and doors to:

Utility Area:

Space for washing machine and tumble drier and door to:

Ground Floor WC:

WC and wash hand basin, wall tiling and window to side plus built in linen cupboard.

First Floor Landing:

Window to side and doors to:

Shower Room:

Corner shower cubicle, wash hand basin with cupboard under, WC, radiator/towel rail, wall and floor tiling and double glazed window to the front.

Master Bedroom:

Mirrored wardrobes, fireplace, radiator and double glazed window to the front.

Bedroom:

Built-in cupboard, fireplace, radiator and Velux windows.

Bathroom:

Suite comprising roll top 'Claw Foot' bath, corner shower cubicle, pedestal wash hand basin, WC, radiator/towel rail, wall tiling and double glazed window to the side.

Bedroom:

Built-in cupboard, radiator and double glazed window to the rear.

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Exterior:

Frontage: Block paved driveway offering vehicular parking and gate leading to the rear garden.
Rear Garden: Paved patio area and lawn with timber built summerhouse.

Summer House:

13'3" x 12'3" (4.04m x 3.73m)
French doors and double glazed windows, light and power. Integrated Shed measuring 12'3" x 5'9".

Dover District Council:

Council Tax Band: E

Ground Floor

Approx. 820.9 sq. feet



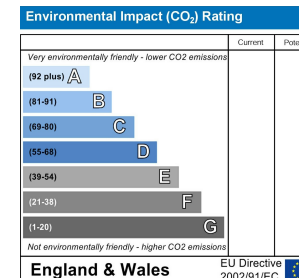
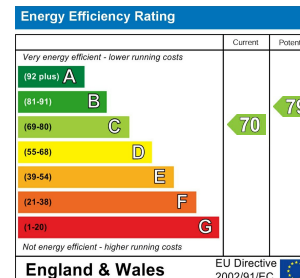
First Floor

Approx. 653.6 sq. feet



Total area: approx. 1474.5 sq. feet

Please note that floorplans and design may vary and are for illustrative purposes only. Plan produced using PlanUp.



Floorplans may not be to scale and are for illustrative purposes only. Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. Buyers should in all cases verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract and all measurements are approximate. Regal Estates have not tested the equipment, appliances and services in this property. We advise all applicants to commission the appropriate investigations before exchange of contract.

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