



The Hollies, Higher Sandgate

Guide £475,000 Freehold

Virtual Walk-Through Available • Individual Detached House Presented In First Class Order • 4 Good Size Bedrooms Principal With Up To The Minute En Suite • Stunning Kitchen With Solid Surface Counter Tops, Twin Undermount Sinks & Selection Of Quality Appliances • Stylish Split Level Lounge & Dining Room • Driveway & Integral Double Garage • Easy To Maintain Landscaped Gardens • Established & Sought After Non Estate Location

- Within Easy Reach Of The A380 & A38 • Viewing Highly Recommended





This impressive four-bedroom detached house offers an exceptional standard of accommodation, presented in first class order and designed for modern family living. Situated in an established and highly sought after non-estate location, the property combines contemporary style with practical features, making it a standout choice for discerning buyers.

The location is a key highlight, offering a peaceful residential setting while remaining within easy reach of major transport links, including the A380 and A38. This ensures excellent connectivity for commuting and access to nearby towns and amenities. The surrounding area is well regarded for its established community atmosphere, providing a safe and welcoming environment. Local facilities, including shops, schools, and leisure options, are conveniently accessible, making this an ideal setting for families and professionals alike.

Accommodation

On the ground floor, the accommodation opens into a welcoming entrance hall, leading to the stylish split-level lounge and dining room that creates a sense of space and versatility, ideal for both relaxing and entertaining. The heart of the home is the striking kitchen, featuring solid surface countertops, twin undermount sinks, and a selection of quality appliances, ensuring a superb culinary experience. The kitchen is thoughtfully positioned to offer both functionality and social space, with direct access to the dining area. There is also convenient internal access to the integral double garage from this level, providing secure storage and additional utility space.

The first floor comprises four well-proportioned bedrooms, each offering comfortable and flexible accommodation. The principal bedroom is a particular feature, with a modern en suite shower room fitted to a high specification. The remaining bedrooms are served by a contemporary family bathroom, ensuring convenience for all household members.

Garden

The property is further enhanced by easy to maintain, landscaped gardens, perfect for those seeking outdoor enjoyment without extensive upkeep. A virtual walk-through is available, offering an excellent opportunity to appreciate the quality and layout of this remarkable home.

Parking

Additional convenience is offered by the integral double garage and driveway, ensuring ample parking and storage. The garage comprises electric, fully insulated garage doors as well as a large mezzanine floor accessed via a loft hatch & ladder providing significant additional storage.

Agent's notes

Council Tax: Currently Band C

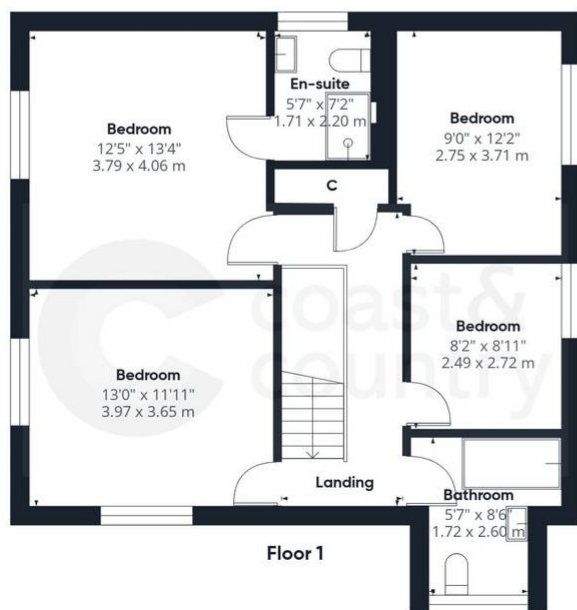
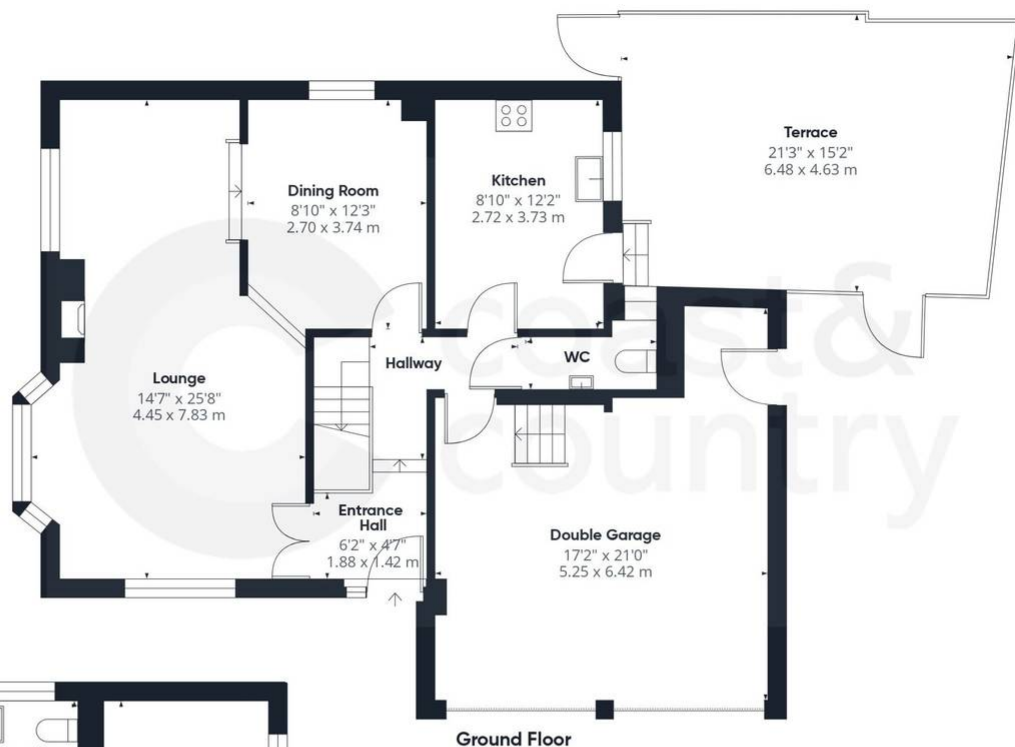
Tenure: Freehold

Mains water. Mains drainage. Mains gas. Mains electricity.

EPC Energy Efficiency Rating: C

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Approximate total area⁽¹⁾

1615 ft²
149.9 m²

Balconies and terraces

310 ft²
28.8 m²

(1) Excluding balconies and terraces

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes $\pm$ 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.