



34 Willowbank  
Sandwich, CT13 9QA  
£530,000

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# 34 Willowbank

## Sandwich

An immaculate, modern end of terrace townhouse set in this sought after development within walking distance of Sandwich town centre.

### Situation

Positioned within the popular Willowbank development, this property enjoys a convenient setting just a short walk from the charming medieval town of Sandwich. Known for its historic architecture, Sandwich offers a wide range of amenities including a supermarket, independent shops, bank, post office, chemist, doctor and dentist surgeries, along with a variety of restaurants, traditional pubs, respected schools and leisure facilities. Golf enthusiasts will appreciate the nearby championship links of Princes Golf Club and the world-famous Royal St George's Golf Club at picturesque Sandwich Bay. Transport connections are excellent, with Sandwich and nearby Thanet Parkway railway stations providing high-speed and mainline services to London St Pancras and Charing Cross, ideal for commuters. The A299 Thanet Way offers quick access to the M2 motorway for travel across the county. For international travel, the Port of Dover is around 13 miles away and the Channel Tunnel terminal at Cheriton about 22 miles distant, offering straightforward links to mainland Europe.

### The Property

Forming part of an attractive terrace of modern townhouses with striking tile-hung façades, No. 34 offers beautifully presented accommodation that is both stylish and versatile. The bright and welcoming entrance hallway, featuring a sleek tiled floor and video entry phone system, immediately sets the tone for the high-quality specification found throughout this light-filled home. At the rear of the ground floor is a spacious double bedroom with an ensuite shower room, ideal as a guest suite or home office. There is also convenient access to the integral garage, which includes space and plumbing for a washing machine and tumble dryer, along with a useful boiler cupboard. The first floor comprises a comfortable sitting room, a modern family bathroom, and a generous kitchen/dining room. The kitchen is fitted with a stylish range of contemporary cabinetry, quartz worktops and a comprehensive selection of integrated appliances, creating an ideal space for both everyday

living and entertaining. On the second floor are two further double bedroom suites, each benefiting from its own ensuite shower room, together with a fourth bedroom currently arranged as a dressing room. This much-loved family home also benefits from full double glazing and gas-fired central heating.

### Outside

The property is set back from the road and approached via a block-paved driveway providing off-road parking and access to the integral garage with an electric door. A block-paved pathway leads to the front entrance, bordered by attractive planting that creates a welcoming approach.

To the rear is a beautifully landscaped, enclosed garden designed for low maintenance, featuring sandstone paving, an artificial lawn with a putting green, and raised beds with established planting. A pedestrian gate leads to a rear walkway at the end of the terrace. A private decked balcony, accessed from the kitchen/dining room, overlooks the garden and provides an ideal space for relaxing or entertaining.

### 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 & Maintenance Charges

Freehold. Charge of £226.24 payable 6 monthly.

### Current Council Tax Band: E

### EPC Rating: B

### 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 : 1531 sq.ft. (142.3 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	83 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Entrance Hall

11' 11" x 7' 1" (3.63m x 2.16m)

### Bedroom Three/Study

L-shaped 14' 7" max x 13' 1" max (4.44m x 3.98m)

### Ensuite Shower Room

7' 9" x 4' 6" (2.36m x 1.37m)

### Garage

17' 10" x 10' 11" (5.43m x 3.32m)

### First Floor

### Landing

13' 2" x 6' 11" (4.01m x 2.11m)

### Kitchen/Dining Room

L-shaped 18' 11" max x 17' 1" max (5.76m x 5.20m)

### Balcony

12' 0" x 5' 1" (3.65m x 1.55m)

### Sitting Room

11' 9" x 11' 6" (3.58m x 3.50m)

### Bathroom

6' 10" x 5' 11" (2.08m x 1.80m)

### Second Floor

### Principal Bedroom

13' 9" x 11' 6" (4.19m x 3.50m)

### Ensuite Shower Room

7' 9" x 6' 1" (2.36m x 1.85m)

### Bedroom Two

11' 6" x 10' 3" (3.50m x 3.12m) extending to 15' 1" (4.59m)

### Ensuite Shower Room

6' 10" x 3' 6" (2.08m x 1.07m)

### Dressing Room/Bedroom Four

10' 6" x 6' 10" (3.20m x 2.08m)

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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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