

Sarre Place, Sandwich, Kent, CT13 0RF

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Sarre Place

Sandwich, Kent, CT13 0RF

Guide Price £360,000

Freehold

Situated within a popular cul-de-sac location in Sandwich, this well-presented semi-detached family home offers comfortable and practical accommodation ideal for modern family living. Ready to move straight into and offered to the market chain-free, the property enjoys a convenient position within walking distance of local schools, the town centre and Sandwich railway station, making it particularly appealing to commuters and growing families alike.

The ground floor accommodation begins with a welcoming entrance hall and a convenient downstairs WC. To the front of the property, the kitchen is fitted with a range of wall and base units and provides space for appliances as well as room for a dining table and chairs, creating a practical everyday living space. To the rear, the living room is generously proportioned and benefits from sliding doors opening into a bright conservatory or garden room, which in turn provides direct access to the rear garden and enhances the home's flexible living accommodation.

Upstairs, a central landing leads to three well-proportioned bedrooms, including two front-facing double rooms both benefitting from built-in wardrobes. A further bedroom overlooks the rear garden and would also suit use as a nursery or home office if required. The first floor is completed by a modern family bathroom finished in a contemporary style.

Externally, the property enjoys a neat front garden with lawn and a hardstanding area suitable for bins or additional storage. A private driveway provides off-road parking for two vehicles and leads to a single garage, which also benefits from a rear access door into the conservatory. The sunny-aspect rear garden is predominantly laid to lawn with a patio seating area, creating an ideal space for outdoor dining and family use.



The accommodation is as follows:
(NB: all measurements are an approximate guide only).

Ground Floor

Entrance Hall
WC
Living Room 3.59 x 5.43
Conservatory 1.84 x 2.95
Kitchen/ Breakfast Rom 3.95 x 3.96

First Floor

Bedroom 1 2.94 x 3.62
Bedroom 2 2.95 x 3.48
Bedroom 3 2.42 x 2.53
Bathroom

External

Garage 2.91 x 5.41



Services: (Mains) Water, Gas, Electricity & Drainage.

Council Tax: Band D (Dover District Council)

Viewing by appointment only: Finn's Sandwich
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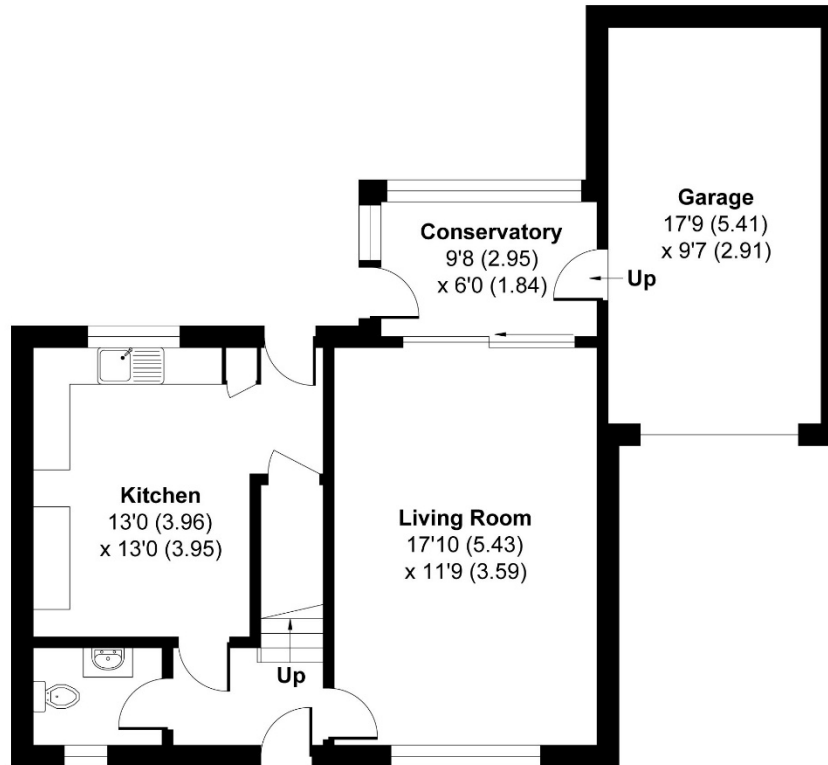
Sarre Place, Sandwich

Approximate Gross Internal Area = 89.49 sq m / 963.26 sq ft

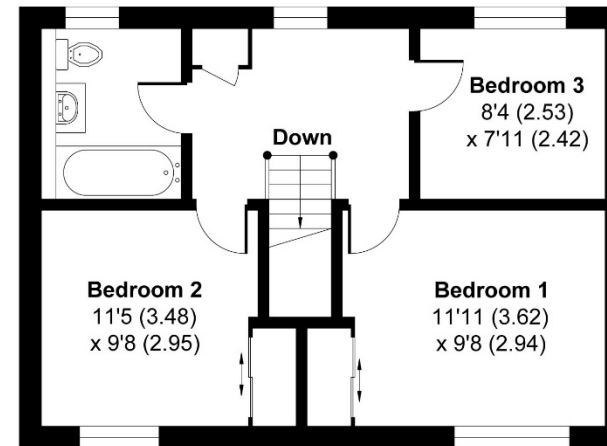
Garage = 15.74 sq m / 169.42 sq ft

Total = 105.23 sq m / 1132.68 sq ft

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Agent's Note: Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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