

**RUSH
WITT &
WILSON**



6 Sandpiper Close, The Street, Appledore, Kent TN26 2FP
Guide Price £640,000

Rush Witt & Wilson are pleased to offer an exciting opportunity to purchase this contemporary designed newly constructed detached home 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 architecturally design with a mixture of fair-faced bricks, render and dark stained timber cladding. The accommodation of PLOT 6 is arranged over two floors and comprises of an entrance hallway, cloakroom, stunning open plan kitchen/dining/living room with floor to ceiling glazing overlooking the garden and adjoining snug/study on the ground floor. On the first floor are three bedrooms, the main with an en-suite shower room and family bathroom.

Outside the property offers an attached single garage, generous block paved driveway and landscaped gardens 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.

Entrance Hallway

With entrance door to the front elevation, stairs rising to the first floor, fitted coat/storage cupboard, wooden flooring with under floor heating, recessed ceiling spot lights and doors to:

Cloakroom

Fitted with a contemporary suite comprising wall mounted low level W.C with concealed cistern, vanity unit with inset wash-hand basin with fitted storage beneath, stainless steel heated towel rail and tiled flooring.

Open Plan Kitchen/Dining/Living Room

29'8 max x 19'1 (9.04m max x 5.82m)

This impressive open plan space benefits from full height glazed

windows to the rear elevation and large glazed sliding door allowing access through to the garden, recessed ceiling spotlights, wood flooring with under floor heating, fitted cupboard housing pressurised hot water tank and generous space for table and chairs.

The Kitchen area is extensively fitted with a range of matt blue modern style cupboard and drawer base units with matching wall mounted cupboards, complementing white quartz stone work surface with matching splash-backs and inset 1.5 bowl stainless steel sink unit, inset NEFF electric hob with extractor canopy above, upright unit housing integrated NEFF double oven, integrated NEFF fridge/freezer, integrated NEFF dishwasher, integrated NEFF washing machine and fitted breakfast bar.

Snug/Study

10'8 x 10'5 (3.25m x 3.18m)

With feature corner window, wooden floor with under floor heating and recessed ceiling spot lights.

First Floor

Landing

With stairs rising from the entrance hallway, access to loft space, fitted storage cupboard and doors to:

Master Bedroom

12'1 x 11'1 (3.68m x 3.38m)

With window to the rear elevation, range of fitted wardrobes, radiator, recessed ceiling spot lights and door to:

En-Suite Shower Room

Fitted with a contemporary suite comprising wall mounted low level W.C with concealed cistern, 'white gloss' vanity unit with inset wash-hand basin with fitted storage beneath, walk-in shower cubicle with sliding door, stainless steel heated towel rail, window to the rear elevation and tiled flooring.

Bedroom 2

12'7 x 9'7 (3.84m x 2.92m)

Being double aspect with window to the front and side elevations, radiator and recessed ceiling spot lights.

Bedroom 3

9'2 x 9'1 (2.79m x 2.77m)

With window to the front elevation, radiator and recessed ceiling spot lights.

Family Bathroom

Fitted with a contemporary suite comprising wall mounted low level W.C with concealed cistern, 'white gloss' vanity unit with inset wash-hand basin with fitted storage beneath, tiled panelled bath with shower above and fitted screen, stainless steel heated towel rail, window to the side elevation and tiled flooring.

Outside

Garden

To the front is a block paved driveway providing off road parking and access to the attached single garage. A paved pathway proceeds to the front door with a well stocked bed planted with a mixture of shrubs. Gated side access leads to:

The landscaped rear garden offers a paved patio area abutting the rear of the property offering space for outside dining/entertaining with leads to an area of lawn bordered with beds planted with a mixture of shrubs. There is also a timber garden store.

Attached Single Garage

19'8 x 10'5 (5.99m x 3.18m)

With electric roller garage door to the front elevation.

Agent Note

Council Tax Band: TBC

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.

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.

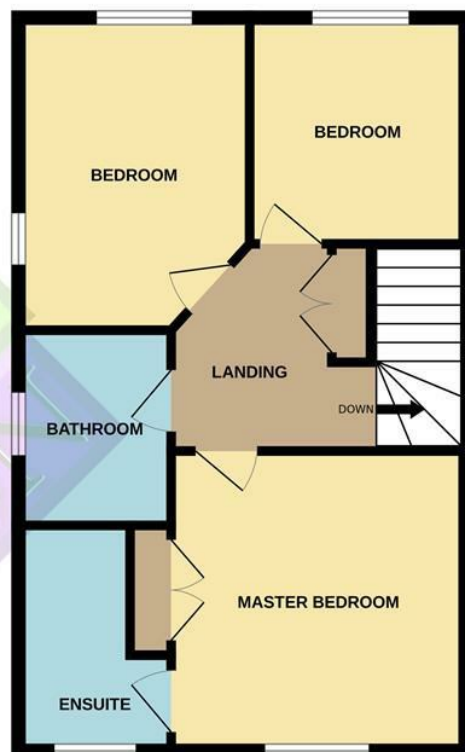


RX ARCHITECTS

GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(49-54) E		
	(39-48) F		
	(1-38) G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(82 plus) A		
	(61-81) B		
	(49-60) C		
	(34-48) D		
	(19-33) E		
	(11-18) F		
	(1-10) G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

