



ESTATE AGENTS

**Plot 6 Sandpiper Close, The
Street, Appledore, TN26 2FP**

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Price £640,000

An exciting opportunity to acquire a BRAND NEW, CONTEMPORARY, THREE BEDROOM, TWO BATHROOM DETACHED HOME with GARAGE and HIGH-SPEC finishes throughout.

Situated within a small, EXCLUSIVE DEVELOPMENT in the highly sought-after village of Appledore, Kent, this BEAUTIFULLY DESIGNED HOME offers the perfect blend of MODERN LIVING and RURAL CHARM.

Built to an exceptional standard by local developers Martello Developments, this ENERGY EFFICIENT HOME includes an AIR SOURCE HEAT PUMP, UNDERFLOOR HEATING, and premium fixtures and fittings throughout. The spacious ground floor also features a SNUG, CLOAKROOM and a private and secluded LANDSCAPED GARDEN.

The picturesque village of Appledore features a historic Parish Church, charming tea rooms, a traditional pub, its own train station, and scenic canal-side walks whilst also being within easy reach of the seafront.

Conveniently located, Appledore offers easy access to the popular towns of Tenterden (6 miles), Rye (6.5 miles), and Ashford (10.5 miles), as well as the coastal town of New Romney (8.5 miles) and numerous surrounding villages.

Additional benefits include an INTEGRAL GARAGE, PRIVATE PARKING with EV CHARGING and a 10-YEAR BUILDERS WARRANTY, offering peace of mind for years to come.

Contact PCM Estate Agents today to arrange your viewing – early interest is highly recommended.

PRIVATE FRONT DOOR

Leading to:

SPACIOUS ENTRANCE HALLWAY

Wooden flooring with underfloor heating, stairs rising to first floor accommodation, fitted cloak/storage cupboard, wall mounted security alarm panel.

CLOAKROOM

Dual flush wc, floating wash hand basin with tiled splashback and storage below, chrome ladder style radiator, part tiled walls and floor, inset ceiling spotlights and extractor fan.

OPEN PLAN LIVING ROOM-KITCHEN

29'8 max x 18'1 max (9.04m max x 5.51m max)

Beautifully presented and impressive dual aspect living space with large double glazed window and sliding door to rear aspect leading out to the garden, double glazed window to front aspect letting in ample light, wooden flooring with underfloor heating throughout, inset ceiling spotlights and television points,. The kitchen is bespoke and comprises a range of matching eye and base level units with quartz stone worksurfaces and matching splashbacks, breakfast bar, inset one & ½ bowl sink with mixer tap, range of high quality Neff appliances including induction hob, oven and grill, integrated fridge freezer, dishwasher and washing machine.

SNUG/ STUDY

11'3 x 10'5 (3.43m x 3.18m)

Feature corner window enjoying a pleasant outlook over the garden, wooden flooring with underfloor heating, inset ceiling spotlights.

FIRST FLOOR LANDING

Loft hatch, built in storage cupboard.

MASTER BEDROOM

15'1 x 11'11 (4.60m x 3.63m)

Bespoke fitted wardrobes, inset ceiling spotlights, bedside table down lighters, double glazed window to rear aspect enjoying a pleasant outlook, radiator, television point, door to:

EN SUITE

Luxury suite and comprising walk in double shower, dual flush wc, floating wash hand basin with storage below, wall mounted LED mirror, chrome ladder style radiator, shaver point, part tiled walls, tiled flooring, extractor fan, double glazed obscured window to side aspect.

BEDROOM TWO

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

Double glazed windows to front and side aspects, radiator, television point.

BEDROOM THREE

9'3 x 9'1 (2.82m x 2.77m)

Double glazed window to front aspect, radiator, television point.

BATHROOM

Luxury suite comprising a panelled bath with mixer tap and shower above, dual flush wc, floating wash hand basin with storage below, wall mounted LED mirror, chrome ladder style radiator, shaver point, part tiled walls, tiled flooring, extractor fan, double glazed obscured window to side aspect.

GARAGE

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

Electric roller door, power points and lighting.

REAR GARDEN

Private and secluded family friendly garden backing onto neighbouring fields, the garden features a patio area abutting the property that can be accessed from the main living room which offers ample space for al-fresco dining and entertaining. The rest of the garden is predominantly laid to lawn with enclosed fenced and walled boundaries, storage shed, exterior lighting, exterior power points, side access to the front of the property.

OUTSIDE - FRONT

Block paved driveway providing ample off road parking leading to the aforementioned garage, EV charging point, bin store, front garden with pathway leading to the front door.

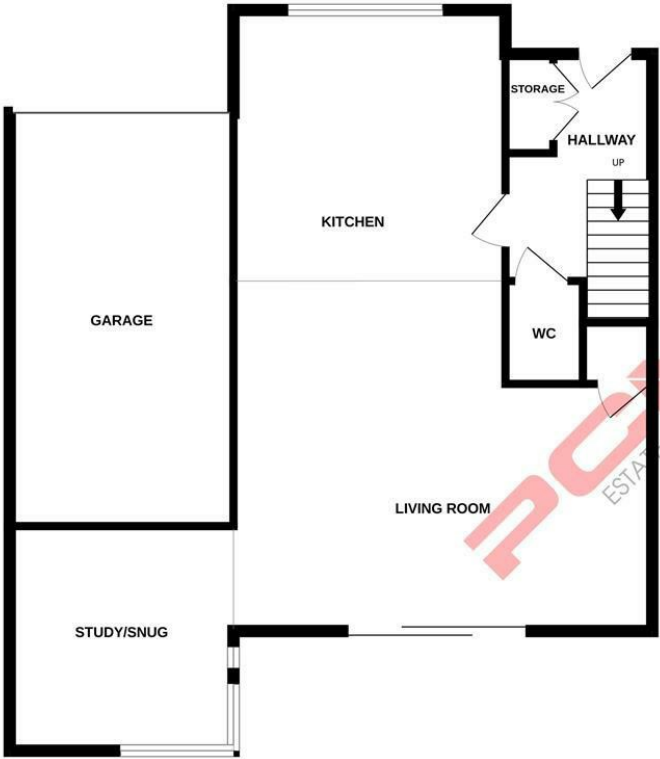
Council Tax Band:



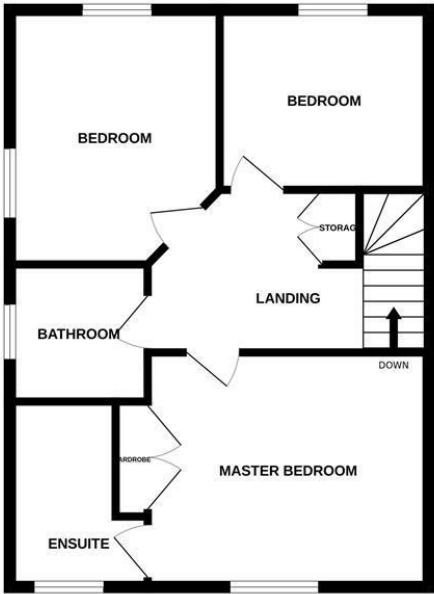




GROUND FLOOR
899 sq.ft. (83.5 sq.m.) approx.



1ST FLOOR
548 sq.ft. (50.9 sq.m.) approx.



TOTAL FLOOR AREA : 1447 sq.ft. (134.5 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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Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) 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			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.