



HUNTERS[®]
HERE TO GET *you* THERE

 2  2  1  B

Sanderling Place, Finberry, Ashford

Offers In The Region Of £325,000



Occupying arguably the most breath-taking position within the Finberry Estate! Perched in a quiet setting with only 3 other homes, is this modern two bedroom end of terrace home! Behind the homes tidy & well kept facade, is a welcoming home that has been improved off plan with various upgrades that the next owner can take advantage of!

It's known that there are many different styles of these two bedrooms on the popular development, some offering more than others - That is certainly true here. Come on inside, through the front door and discover what all the fuss is about! The reason we feel this particular home stands out from the rest is it's upgrades from previous purchase - With separate comfortable lounge to rear of the home, with stunning media wall & inset fire as well as private dining/kitchen room to the front, offering space for a table, giving you the chance host friends & family in peace.

The kitchen boasts the ideal location for table & chairs to sit and enjoy your meal or simply unwind. As you would expect the integrated appliances as standard through out. With charming upgraded work surfaces. The room is flooded with light thanks to the picture window. There's also a handy downstairs w/c with a wash basin included as well as a under stairs storage cupboard installed, ideal to throw away those boots and coats that come with day to day life.

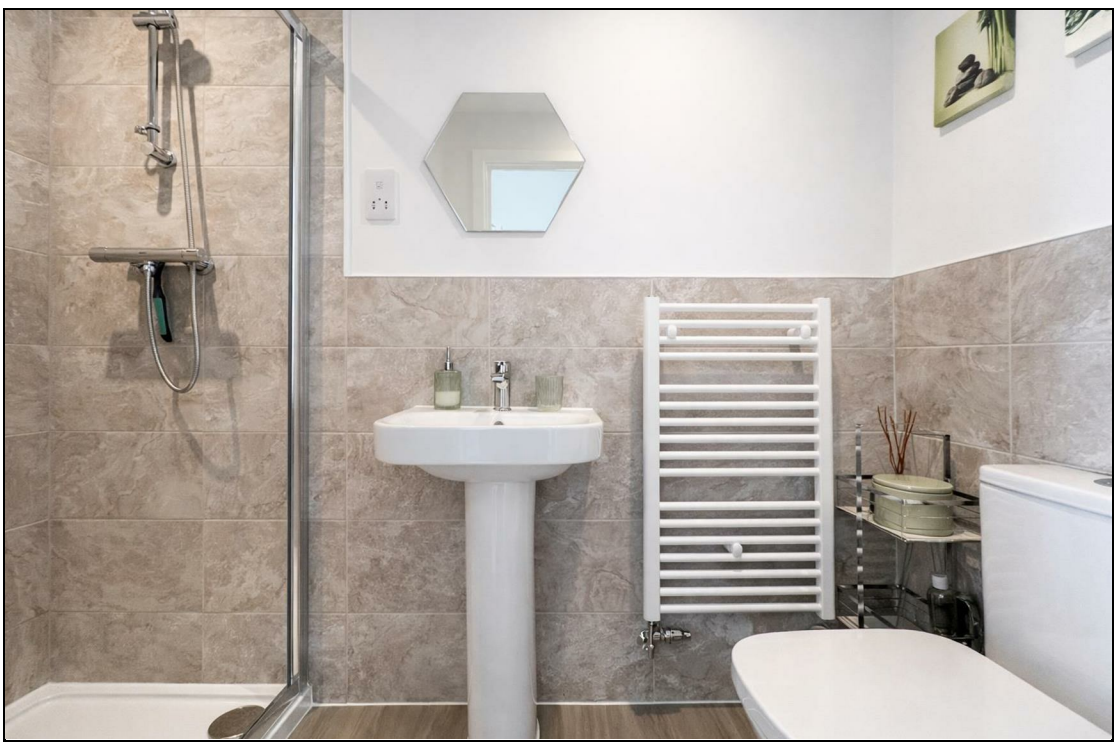
The stairs rise from the hall, where you will find two large bedrooms, easily accommodating large double beds– this home also offers an equally large three piece family bathroom & En-suite too! The master bedroom is ample in floor space with fitted wardrobes, another built in cupboard & upgraded en-suite. Across the hall, is the equally sized second bedroom offering a fitted cupboard & handy alcove for a dressing table. Both bedrooms offering simple breath-taking views from that every changing landscape. Thanks to the homes position, you'll always catch a glimpse of that charming sun-rise.

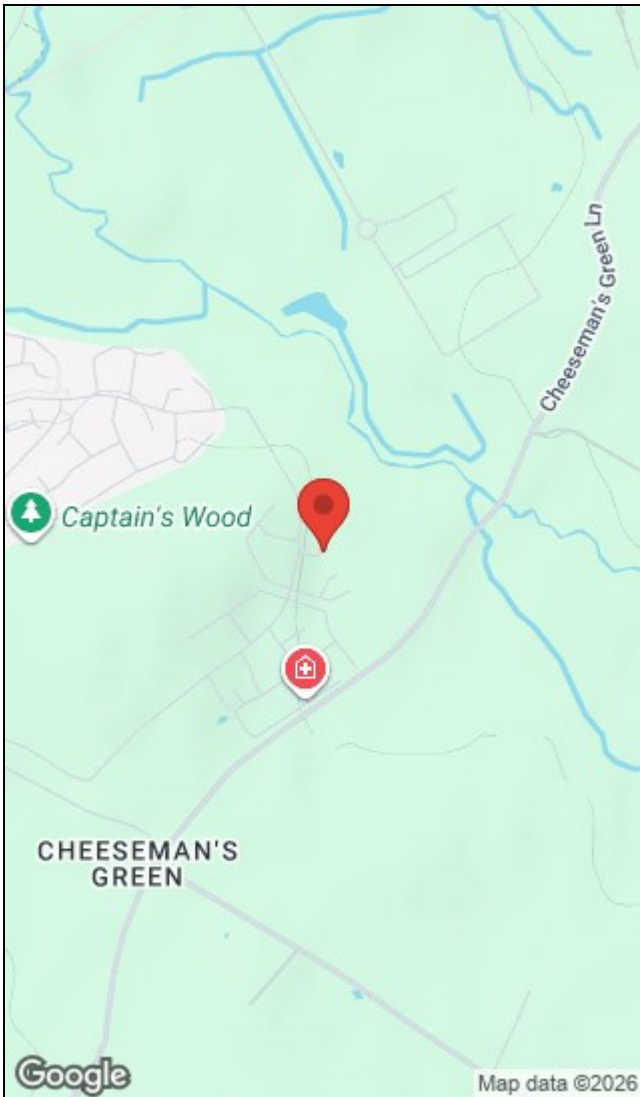
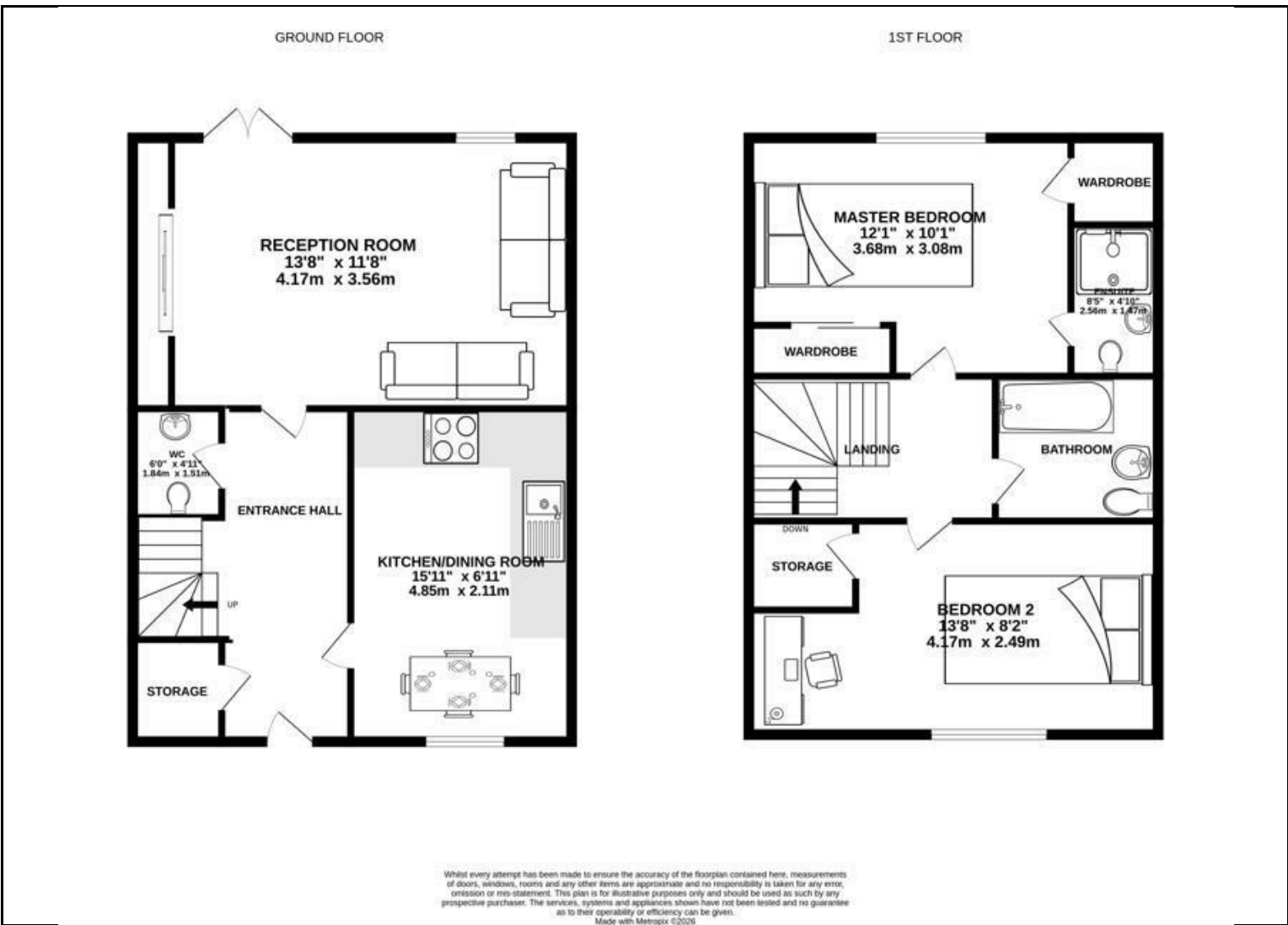
KEY FEATURES

- A "Show-Home" Standard, Two Bedroom End of Terrace Home
 - Occupying arguably the greatest position within the estate
- Boasting unspoilt, far reaching field views from both front & rear elevations
- A Upgraded, Modern fitted kitchen with appliances & dining room
- Enhanced reception room with media wall & inset electric fireplace
 - Ground floor boasting toilet & understairs fitted stairs storage
- Principal bedroom boasting modern en-suite & Unique wardrobe with fitted storage
 - Generous guest bedroom serviced by the family bath-suite
- Driveway which provides 2 allocated parking spaces to the front of the home
- EPC Rating: B (83) - Council Tax Band: C - Estate Fee's: £380.00 per year









Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
83	96		
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

21 Cedar Parade, Repton Park Avenue, Repton Park, Ashford, Kent, TN23 3TE | 01233 613613
ashfordsales@hunters.com | www.hunters.com



This Hunters business is independently owned and operated by Black & White Estates Limited | Registered Address: 21 Cedar Parade, Repton Park Avenue, Repton Park, Ashford, TN23 3TE | Registered Number: 6907358 England and Wales | VAT No: 973 6297 73 with the written consent of Hunters Franchising Limited.