

Sanderling Place, Finberry, Ashford, TN25 7JA

Offers In The Region Of £325,000





Occupying arguably the most breath-taking position within the well regarded Finberry Estate, perched in a quiet area, with 3 other similar 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 and layouts 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 front , with stunning media wall, as well as private dining/kitchen room to the front, offering space for a table, giving you the chance to shut the door and keep the rooms separate!

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.

Externally, the rear garden has been landscaped and is well sized, with a good sized lawn area and equally charming patio space & path. The garden path leads to the back gate where you will find rear access and basking in those far reaching field views.

Location - The village of Finberry itself boasts the fantastic Finberry Primary School as well many local amenities all within walking distance. You will also have plenty of picturesque walks around the lakes, field and woodland all at your fingertips. Finberry boasts two wonderful play parks to keep the little ones occupied on those sunny days. Local bus routes run within a short walk from the home and the M20 motorway is only a short drive away. Finally, you are only a stones throw from Ashford International Station which boasts the world renowned Eurostar train to Paris, France as well as the HS One service which runs to London St Pancras station in just 38 minutes."

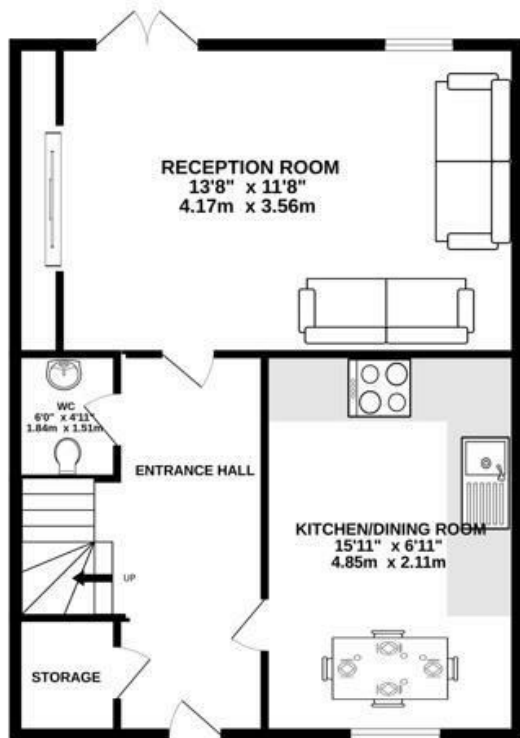


- A "Show-Home" Standard, Two Bedroom End of Terrace Home
- Boasting unspoilt, far reaching field views from both front & rear elevations
- Enhanced reception room with media wall & inset electric fireplace
- Principal bedroom boasting modern en-suite & Unique wardrobe with fitted storage
- Driveway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

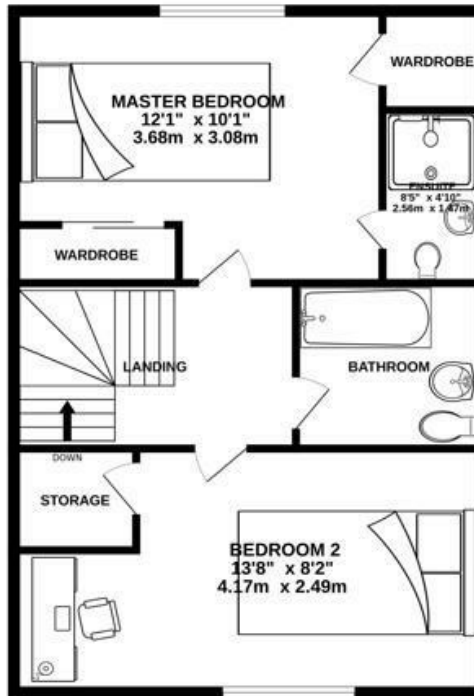




GROUND FLOOR



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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Viewings

Please contact ashford@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		83	
(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	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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