



Bankside, Gore Lane, Eastry, CT13 0ED
Offers In Excess Of £400,000

Four bedroom new build home boasting contemporary styling with features including dual aspect living room with bi-folding doors out to the garden, spacious hallway with ground floor WC and doors to the living room and kitchen/diner which hosts a fitted kitchen with integrated appliances and smooth fronted units, induction hob, dishwasher, fridge and soft closure door and drawer units, separate utility room which offers matching units and integrated freezer, sink unit and handy door to the garden.

The first floor gives three bedrooms with one having an en-suite plus there is a family bathroom that hosts a bath and shower cubicle and there is a second floor where you will find a master bedroom with en-suite.

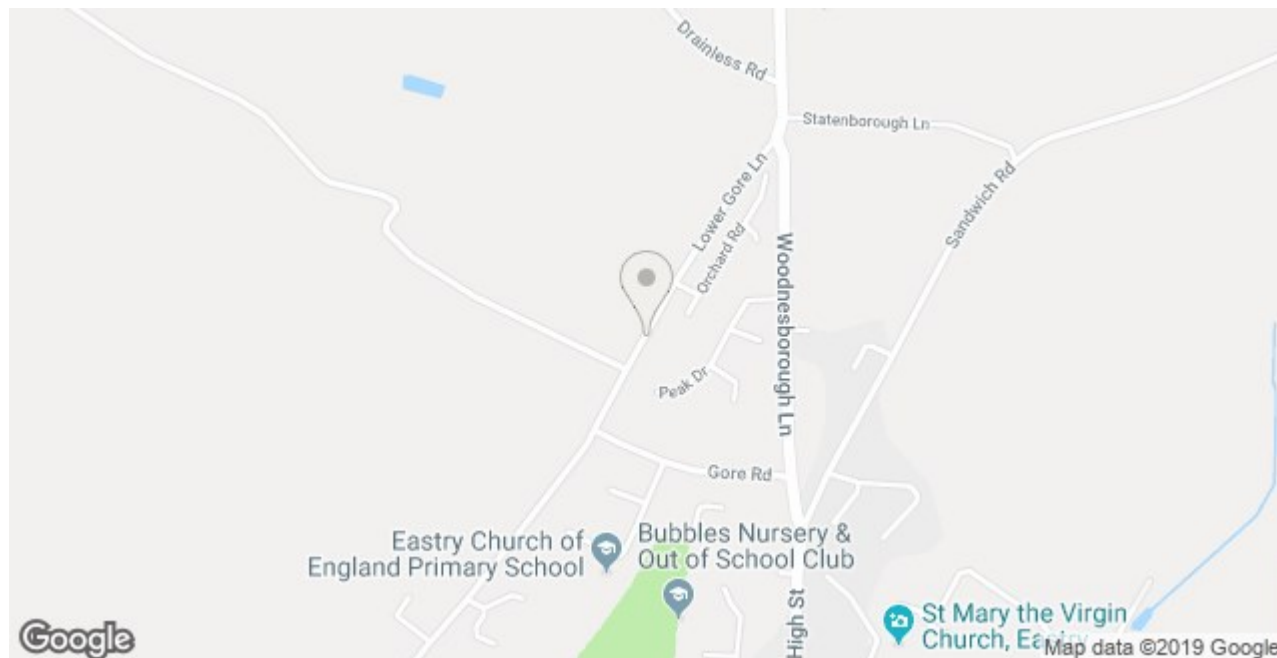
This light airy home comes with fitted carpets and floor coverings throughout and there is parking for two cars courtesy of a block paved driveway to the rear.

Local amenities are nearby where you have shops, school, Church, chemist, public house and much much more!
Rural walks are close by and the market town of Sandwich is only 3 miles away.

The property comes with a house building warranty and is available immediately for occupation, so be in for Summer!

Our seller is looking to achieve circa £420,000 - so we are advertising at offers over £400,000.

Viewings are by appointment only so call us now to make your arrangement to view on 01304 611227.



Entrance:

Door to the hallway with built-in cupboard, fitted carpet, stairs to the first floor landing and doors to:

Living Room:

24'7" x 12'1" (7.49m x 3.68m)

Dual aspect room with a light and airy feel courtesy of windows to the front and bi-folding doors across the rear with an outlook over the garden.

Ground Floor WC:

Wash hand basin and WC.

Kitchen/Dining Room

17'1" x 9' (5.21m x 2.74m)

Contemporary styled with smooth finish fronted matching units and work-surface and sink unit, integrated appliances including induction hob with extractor over, dish-washer and fridge, double oven and grille and double glazed windows to the front.

Utility Room:

8'6" x 5'8" (2.59m x 1.73m)

Fitted matching units, sink unit and windows, integrated freezer and double glazed door to garden.

First Floor Landing:

Stairs to second floor and doors to three bedrooms and family bathroom.

Bedroom:

12'2" x 13'10" into wardrobes (3.71m x 4.22m into wardrobes)

Built-in wardrobes and en-suite shower room with wash hand basin and WC.

Bedroom:

15'6" into wardrobes x 9' (4.72m into wardrobes x 2.74m)

Built-in wardrobes and double glazed windows to the rear.

Bedroom:

10'11" x 8'10" (3.33m x 2.69m)

Double glazed windows to the front.

Family Bathroom:

White suite comprising panelled bath, wash hand basin and WC, shower cubicle and double glazed window to the front.

Second Floor:

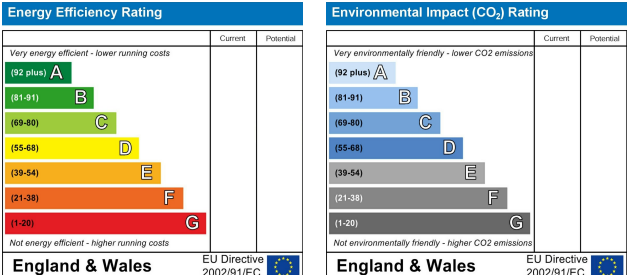
Bedroom:

13'5" maximum x 12'10" maximum (4.09m maximum x 3.91m maximum)

Bedroom with dormer, double glazed window to the front and en-suite shower room with shower cubicle, wash hand basin and WC and window to the side.

Exterior:

Mainly laid to lawn garden and block paved driveway offering for two cars.



Floorplans may not be to scale and are for illustrative purposes only. Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. Buyers should in all cases verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract and all measurements are approximate. Regal Estates have not tested the equipment, appliances and services in this property. We advise all applicants to commission the appropriate investigations before exchange of contract.

