



5, The Copse, Swaynes Way, Eastry, CT13 0GX
£425,000

Regal Estates are delighted to be offering for sale this attractive and immaculately presented home situated on a corner plot within the village of Eastry. The property is situated at the end of the cul de sac, and is approached by a driveway offering vehicular parking for up to 4 cars. Internally, accommodation comprises an entrance hallway with laminate flooring, a dual aspect living room with a Clear wood burner complete with slate hearth and black surround. There is also a useful walk in storage cupboard. There is a separate dining room with engineered oak wooden flooring opening into the stunning kitchen that has been installed by the current vendors. The kitchen has been thoughtfully designed to offer contemporary fitted units with a quartz work-surface. Integrated appliances include an AEG double electric oven, AEG plate warmer, wine fridge, induction hob with extractor over, and a composite sink unit with 'Quooker' instant boiling water tap. There is also modern LED lighting, and a breakfast bar. Complementing the kitchen is a separate utility room offering space for a fridge freezer, and plumbing for a washing machine and tumble dryer. To complete the ground floor accommodation there is an additional family room/office, and a useful ground floor WC.

To the first floor are four bedrooms, with Bedroom one enjoying an en-suite shower room and a walk in wardrobe. The family bathroom has been well appointed to offer a three piece suite including a bath with shower and shower screen, wash basin and WC.

Externally, the garden wraps around three sides of the property, to one side there is further parking available via hard-standing which is accessed via gates. A shingled area and timber built shed. To the rear the garden is mainly laid to lawn with gated access to the recreational ground behind. The remainder of the garden is a mixture of paving, lawn and a further shingled area, and a mixture of shrubs and plants with side access.



Entrance:

Double glazed UPVC door to:

Hallway:

Laminate flooring, radiator, stairs to the first floor landing and door to:

Cloakroom:

Pedestal wash basin, low-level WC, radiator and double glazed opaque window to the side.

Living Room:

The focal point of the room is the Clearview log burner which has a slate hearth, and attractive black surround, there are two radiators, two telephone points, a television point and a walk in storage cupboard. The living room has a beautiful double aspect to the rear and side with two double glazed windows to the rear and sliding doors to the side.

Dining Room:

Engineered oak wood flooring, radiator, sliding double glazed doors providing an aspect over the garden and opening to:

Kitchen:

The kitchen has been thoughtfully designed by the vendor offering contemporary and matching units with a Bespoke Quartz work-surface. The kitchen offers a comprehensive range of storage options including cupboards, drawers, a large storage carousel with automatic LED lighting, there is a built in AEG double electric oven, integrated AEG plate warmer, space for a fridge freezer, wine fridge, AEG induction hob with extractor over. The sink is a composite sink with 1½ bowl and a mixer tap, there is a 'Quooker' instant hot water tap fitted with a filter for the cold water supply. Additionally, there is a 'Tapworks' water softener fitted. Lighting is provided courtesy of inset spot lighting, under unit lighting and floor level LED lighting. There are also discrete socket towers providing ample power points. There is a double glazed window to the front and a door to the garden.

Utility Room:

Range of matching units with a rolled edge work-surface over, space and plumbing for washing machine, space for tumble dryer, space for freezer, spot-lighting, cupboard housing a Vaillant boiler and door to:

Office/Play Room:

Double glazed French doors to the side, television point, contemporary radiator, engineered oak wooden flooring, inset storage cupboard, access to an additional attic space with lighting and boarding.

First Floor Landing:

Attic access, radiator, double glazed window to the side and doors to:

Bedroom 1:

Double bedroom with walk-in wardrobe, radiator, television aerial and telephone point, double glazed window to the rear over-looking the park and door to:

En-Suite:

Three piece suite in white comprising a corner shower cubicle, pedestal wash basin, low-level WC, extractor, wall tiling, radiator and double glazed opaque window to the rear.

Bedroom 2:

Radiator, television and telephone point and double glazed window to the front.

Bedroom 3:

Radiator, television and telephone point and double glazed window to the front.

Bedroom 4:

Radiator, telephone point and double glazed window to the side overlooking the park.

Bathroom:

Three piece suite in white comprising panelled bath with shower, and shower screen, pedestal wash basin, low-level WC, radiator, wall tiling, inset spot-lighting, and double glazed opaque window to the side.

Frontage:

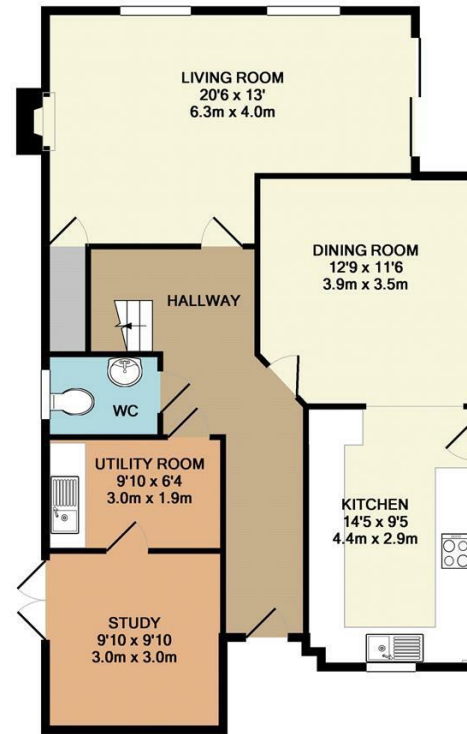
Off road parking for three-four cars and external lighting.

Garden:

The wrap around garden has been well maintained by the current vendors. To one side, there is a patio area accessed from both the dining room and the living room as well as a lawned area with established plants and shrubs arranged in beds and borders in addition to a useful gate to the front. The garden to the rear is laid to lawn with new fencing and gate to the rear. There is an additional garden area to the opposing side of the property currently used as a 'working space' with a timber built shed in addition to a further patio area. There is a shingled area and hard-standing with double gates to the front.

Dover District Council:

Council Tax Band: E



GROUND FLOOR
APPROX. FLOOR
AREA 866 SQ.FT.
(80.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 618 SQ.FT.
(57.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1484 SQ.FT. (137.9 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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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		77	84
	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		74	80
	EU Directive 2002/91/EC		

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.

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