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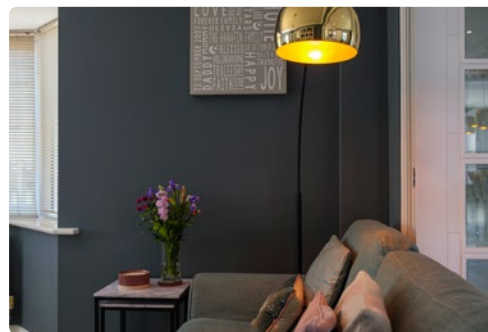
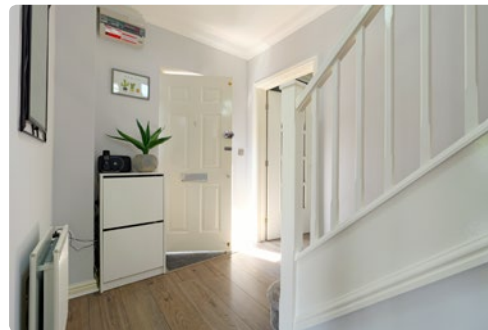
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58 Sanderling Way, Iwade, Sittingbourne ME9 8TE

4 BEDROOMS | 3 BATHROOMS | 2 RECEPTIONS

Freehold



58 Sanderling Way, Iwade, Sittingbourne ME9 8TE

- Beautifully Extended Detached Residence
- Significantly Enhanced Throughout
- Open Plan Living Area With Bi-Fold Doors
- Underfloor Heating & Wood Burning Stove
- New High Specification Wren Kitchen & Large Island
- Four Double Bedrooms & Three Luxury Bathrooms
- Fully Landscaped Garden With Porcelain Patio
- Moments From Iwade Primary School

SITUATION:

The property is perfectly situated in Iwade which has a wonderful close-knit community with a primary school, day nursery, doctors, dentist, post office, hairdressers, convenience store and post office. The development has excellent facilities which includes play parks and large open green spaces. It has excellent connections for getting onto the M2 which connects to the coast, London, and Maidstone.

Sittingbourne town centre is approx. 3 miles away and offers a good selection of shopping, leisure, and recreational amenities, including a swimming pool and various golf courses nearby.

The town has seen a huge regeneration in recent years with a brand-new complex which has bowling, a state-of-the-art cinema and plenty of bars and restaurants. This is opposite a mainline railway station which has direct connections to London Victoria and St

Pancras in approx. one hour. Sittingbourne also offers a good selection of primary and secondary schools including Highstead for girls, Westlands and Borden Grammar School.

Nearby Faversham offers a wide variety of facilities including specialist shops, national retailers and three times a week the town square is filled with a bustling market. It has an excellent range of primary and secondary schools including Faversham's renowned Queen Elizabeth Grammar.

The City of Canterbury is approximately 17 miles from the property. Canterbury also has a wide range of amenities, including excellent shopping and leisure facilities, primary and secondary schools as well as three universities, two hospitals and two railway stations. Canterbury also offers excellent leisure facilities, along with a diverse selection of restaurants and international eateries.



DESCRIPTION:

A substantial detached residence which has been significantly extended and beautifully enhanced by the current owners who have installed a high specification kitchen, bi-fold doors and luxury bathrooms.

The interior presents fine decor and an intellectual architecture design making the most of the open plan living, whilst the rear garden has been transformed with porcelain patio tiles and a built-in outdoor kitchen area.



The property is exceptionally energy efficient with high levels of insulation, and double glazing which has been further improved by underfloor heating and a contemporary wood burning stove.

The facade is particularly attractive with a symmetrical frontage, the front door is central whilst picture windows have decorative shutters. The front door opens into an entrance hall with attractive staircase and recently updated cloakroom.

To the right there is an impressive open plan living room which forms part of the extension with bi-fold doors leading directly onto the garden patio. A sleek modern Wren kitchen has been installed, with an array of white gloss units integrating many Neff and Bosch appliances which includes a double oven, dishwasher, fridge freezer, and wine cooler. An induction hob with down draft extractor fan both sit within the quartz topped island/ breakfast bar.

There is a handsome contemporary wood burning stove nestled in the corner of the room next to a relaxed seating area which opens up into an evening sitting room via internal bi-fold doors.

The kitchen is complemented by a well-appointed utility room which has attractive metro style tiles and also gives access to the garden.

To the first floor one will find four double

bedrooms two of which have ensuite bathrooms, the principal bedroom has splendid dual aspect views and benefits from a walk-in wardrobe and ensuite shower room.

The family bathroom has been fitted with luxury sanitary ware which includes a contemporary freestanding bathtub, and separate cubicle with Aqualisa shower.

OUTSIDE:

The garden has been beautifully landscaped with porcelain patio tiles complementing the low maintenance artificial turf. An outside kitchen barbeque area has been built whilst the rest of patio offers plenty of room for alfresco dining. The garden spills round to the rear of the house where one will find a small sunny courtyard, the outside space is further enhanced by the converted garage half of which is used as a bar whilst the other half storage.









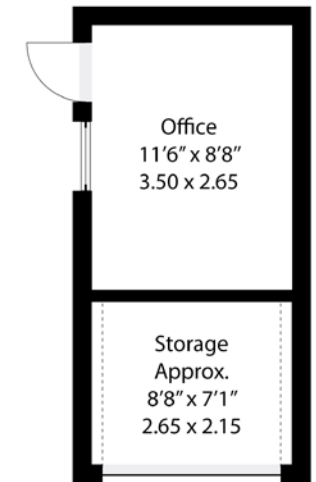
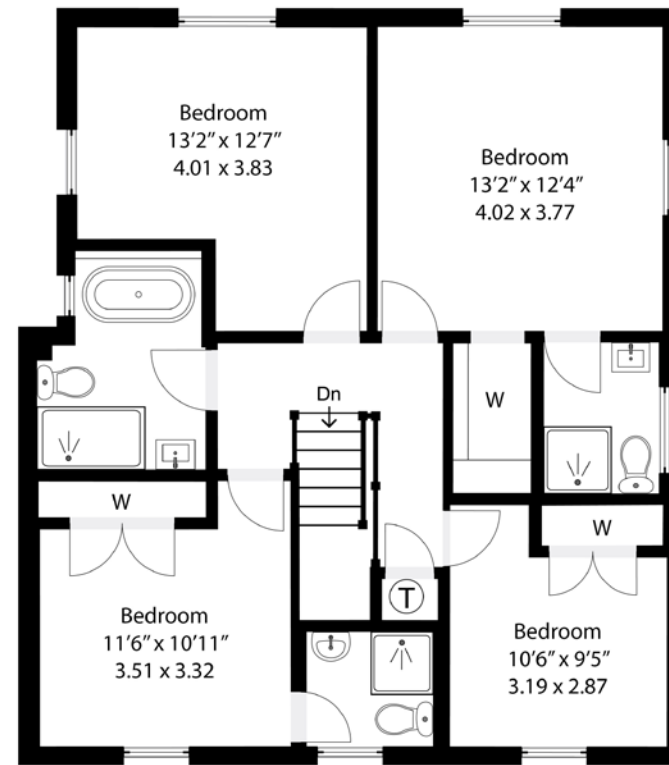
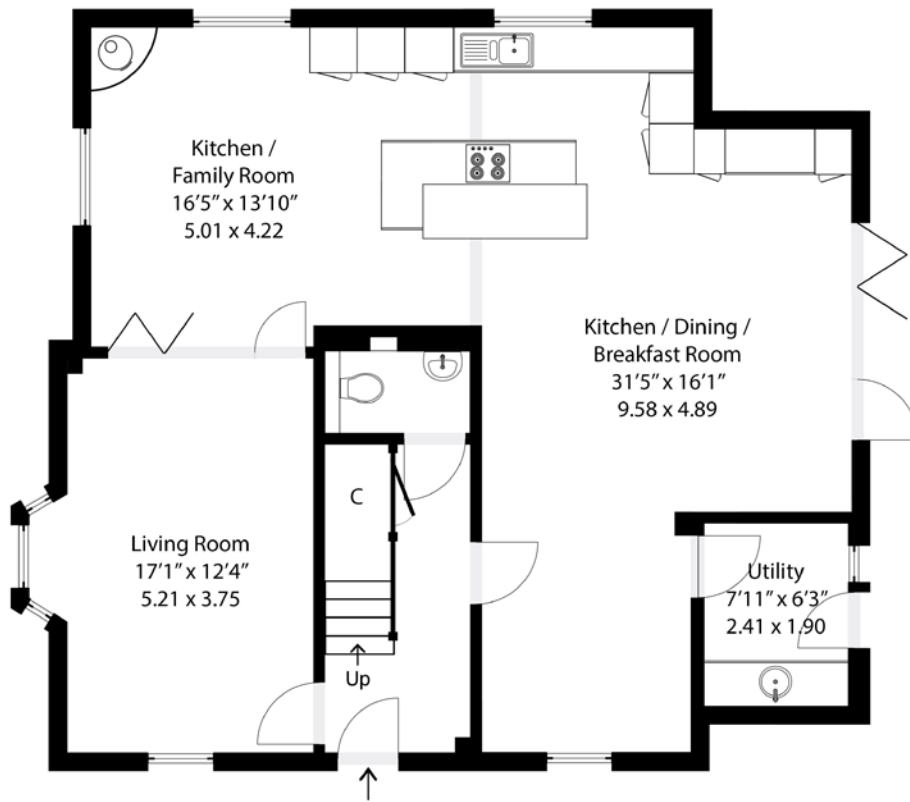


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.



TOTAL FLOOR AREA: 2005 sq. ft (186 sq. m)
HOUSE: 1839 sq. ft (171 sq. m)
OFFICE/GARAGE 166 sq. ft (15 sq. m)



EPC RATING
C



COUNCIL TAX BAND
D



GENERAL INFORMATION
All services are mains connected

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD

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