

SELLINDGE

Guide Price £380,000 Freehold

WHITNEY HOMES
COASTAL, TOWN & COUNTRY



49 St. Katherines Crescent
Sellindge
Nr Ashford
TN25 6FU

DESCRIPTION

St. Katherines Crescent, is an attractive three-bedroom, semi-detached town house with a 10-year NHBC builder's warranty from June 2021.

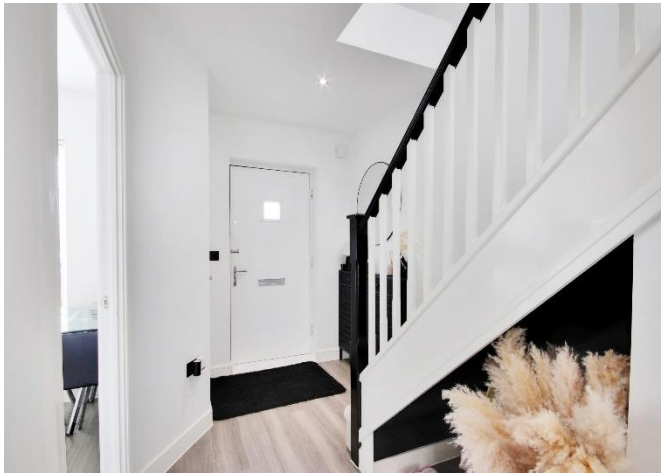
The property is beautifully and stylishly presented, arranged over three floors, which creates space and versatile living for the modern-day family.
Construction is attractive red brick with weather boarding facades, Velux and Dorma windows, French doors, and a pretty portico over composite front entry door, slate tiled roof.
The Property also benefits from smoke alarms wired to mains, security cameras, outside lighting, air conditioning units to the main bedroom and sitting room. And stylish Amtico flooring which features in the hall, kitchen, WC and both bathrooms.

OUTSIDE

The Property is reached off St Katherines Cresent, onto a drive located to the side of the Property which also accesses to the garage.
The front garden is paved, with lawn and mature private hedging. There is also a side gate for rear access.

The rear garden is lawned with sun terrace, perfect for family BBQ's along with a further gravel area to enjoy an evening sun downer. From the garden, there's a personal door to the garage, outside lighting and all enclosed by partially walled and fenced boundary.







FEATURES

Entrance Hall: Stairs to first floor, understairs storage cupboard, stylish Amtico flooring.
Kitchen/Dining room: Attractive range of high gloss units with integrated appliances to include, double electric oven, gas hob, extractor, dishwasher and fridge /freezer, complimented with Victorian style tiling to walls, Amtico flooring and composite worksurfaces.
Sitting room: French double-glazed door opening onto the sun terrace, wall mounted TV unit, air-con unit.
WC: Hand basin set on pedestal.
First floor landing: Stairs rise to second floor, linen cupboard.
Bedroom 2: Excellent sized second bedroom with double glazed window overlooking the rear garden.
Bedroom 3: Good sized third bedroom, with double glazed window to front.
Family Bathroom: Panelled bath with large chrome rain head, shower screen, wall mounted hand basin, fitted mirror.
Second floor:
Master Bedroom : Double aspect, with painted wood panelling to one wall, built-in wardrobes, air-con unit.
En-suite shower room: Shower cubicle with chrome fittings, WC, wall mounted hand basin with vanity unit.
Gardens: Enclosed gardens, with lawn and sun terraces.
Garage: Single with personal door to garden, power and lighting, pitched roof.
NHBC: 10 years from June 2021.

PROPERTY INFORMATION

Services: All mains services are connected
Local Authority: Folkestone & Hythe District Council
Council Tax Band: D
Agents note. There an annual maintenance charge of £380 to be paid yearly

VIEWINGS

Strictly by appointment through Whitney Homes
T: 01303 262853
E: info@whitneyhomes.co.uk







SITUATION

St. Katherines Crescent, is located on a new development in the centre of the lovely village of Sellindge. The village sits against the northern backdrop of the downs, offering rolling fields and paths for walking, cycling, and horse riding.

The village itself has everyday amenities, to include public houses/restaurant, primary school, medical centre, post office and general stores, coffee shop, and baby sensory club.

Potten Farm a well-known local plant nursery and garden resource, is also on the door step.

A wider range of facilities can be found in the market town of Ashford which also includes the re-modelled McArthurGlen designer outlet stores. Maidstone and the historical city of Canterbury, are also within easy reach. There is also a good choice of schools both in the state and private sectors, along with boys' and girls' grammar schools in Folkestone and Ashford.

Recreational facilities in and around the area include Eureka Entertainment Park, Julia Rose Sports Stadium, sports centres and swimming pools, bowling, a good selection of golf courses, cricket and football. Water sports and fishing can be found along the coasts.

Transport links are also good with the M20 linking into the M25 and M2 motorway network. The nearby mainline railway stations provide services into London and Ashford International offers the high-speed train to London St Pancras in around 38 minutes.

Eurotunnel and the Port of Dover provide services to the continent.

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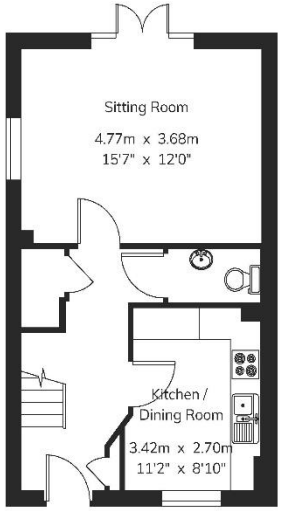




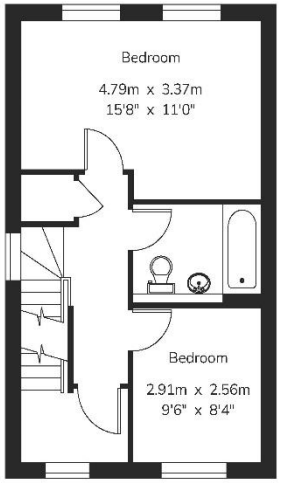


49 St Katherine Crescent

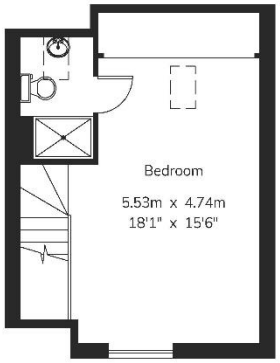
House - Gross Internal Area : 109.3 sq.m (1176 sq.ft.)
Garage - Gross Internal Area : 17.2 sq.m (185 sq.ft.)



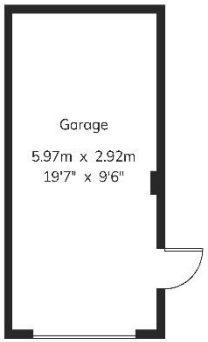
Ground Floor

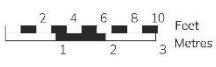


First Floor



Second Floor

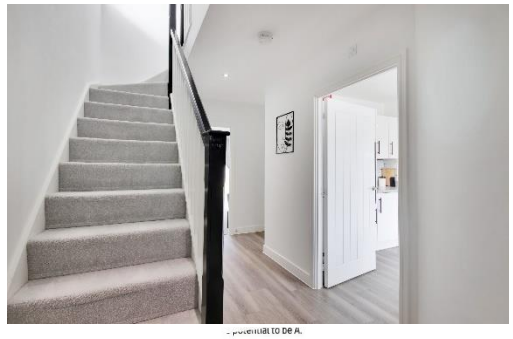


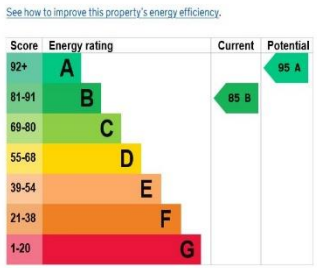


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Disclaimer
1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will havebeen verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are givenas approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required,you should include their terms in any contract between you and the seller.

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