



**Price**  
**£425,000**

**Freehold**

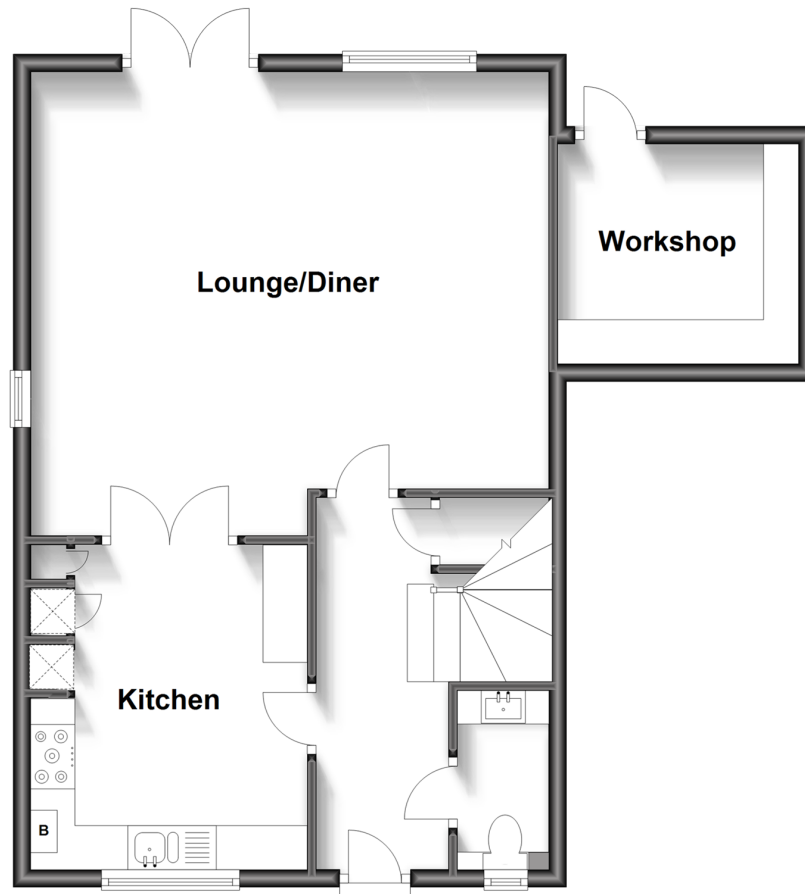
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**Norman Close,  
Woodnesborough,  
Sandwich, Kent, CT13**

*Wards*  
Helping you move forwards

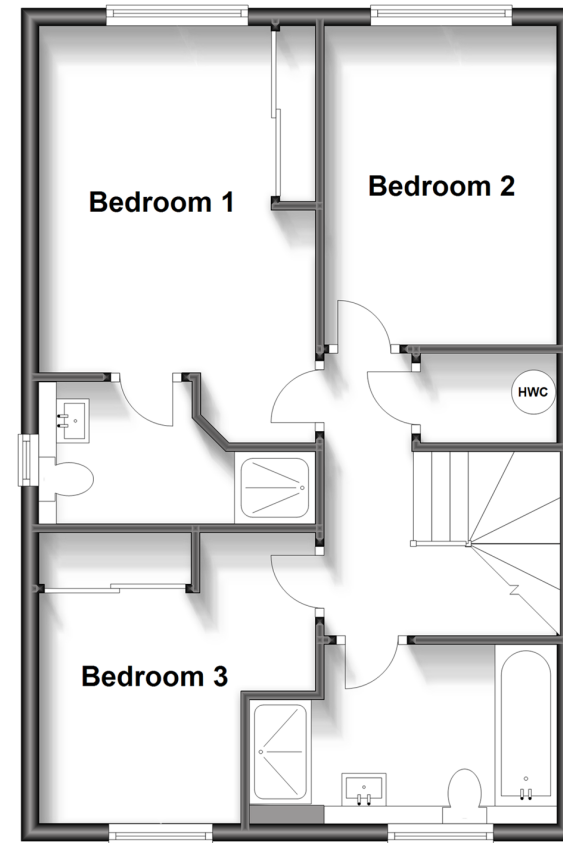
## Ground Floor

Approx. 60.1 sq. metres (646.4 sq. feet)



## First Floor

Approx. 53.0 sq. metres (570.6 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Cloakroom

Lounge/Diner: 19'4 x 17'2 (5.90m x 5.24m)

Kitchen : 11'11 x 10'3 (3.63m x 3.13m)

### FIRST FLOOR

Landing

Bathroom

Bedroom 1: 12'10 x 10'3 (3.91m x 3.13m)

En-suite Shower Room

Bedroom 2: 11'9 x 8'7 (3.58m x 2.62m)

Bedroom 3: 10'8 x 10'3 (3.25m x 3.13m)

### OUTSIDE

Front & Rear Gardens

Driveway

Workshop





## Main features

- Detached house with off road parking for multiple cars
- Benefits from under floor heating and downstairs cloakroom
- 4 years remaining on new-home warranty
- Low maintenance rear garden with additional workshop/cabin space
- Quiet cul-de-sac within a short drive of sandwich



### Nearest Schools

Primary Schools: Eastry C of E Primary 1.2 miles, Sandwich Junior School 1.3 miles, Cartwright and Kelsey C of E Primary 1.7 miles

Secondary Schools: Sandwich Technology School 1.3



### Transport Information

Train Stations: Sandwich 1.6 miles, Deal 5.0 miles, Walmer 5.4 miles



### Address

Norman Close, Woodnesborough, Sandwich, Kent, CT13



### Directions

For directions to this property please contact us.





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Call Deal Branch 01304 361420 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)



■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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