



the voice of experience



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, floors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2024

Money laundering regulations - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Tersons for themselves and for the vendors or lessors of this property whose agents they are give notice that:- (1) These particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute part of an offer or contract. (2) All descriptions, dimensions, reference to condition, services or appliances and necessary commissions for use and occupation are given without responsibility and any intending purchasers or tenants must satisfy themselves as to their correctness. (3) The vendors or lessors do not make or give, and neither do Tersons for themselves nor any person in their employment any authority to make or give any representation or warranty whatever in relation to this property. (4) These details do not form part of any contract to purchase or lease the property.



The Nook Station Road, Martin Mill, Dover CT15 5LA

- EXTENDED DETACHED HOUSE
- THREE BEDROOMS
- OFF ROAD PARKING TO FRONT
- OPEN PLAN KITCHEN/DINER/LOUNG AREA
- REAR GARDEN
- ENERGY RATING - E (49)



www.tersons.com
29 Castle Street, Dover, Kent, CT16 IPT



To arrange a viewing please call 01304 246111



DRAFT DETAILS. THIS EXTENDED DETACHED HOUSE WILL MAKE AN IDEAL FAMILY HOME. Spread over two floors, on the ground floor is a lounge, open plan kitchen/diner/lounger and a shower room. On the first floor are three bedrooms and a bathroom. Further benefits include off road parking to the front, double glazing, oil central heating with fitted solar panels and a rear garden.

An early viewing is highly recommended.

The property is set in the idyllic village of Martin Mill, which offers a mainline railway station with direct links to London St Pancras. The village is set between the two popular towns of Deal and Dover, and the village of St Margarets is only a short drive away with a range of local amenities. The adjacent village of Martin also offers the 17th century traditional Lantern Inn.

The accommodation comprises (measurements are maximum, taken into bays and extremes):-

GROUND FLOOR

Double glazed front door opening to entrance hall.

Entrance Hall

Radiator. Stairs to first floor. Door to lounge.

Lounge

14'1" x 11'8" (4.29m x 3.56m)

Double glazed window to front. Radiator. Wood burner. Cupboard containing the electric meter and consumer board. Door and step down to kitchen/diner area.

Kitchen/Diner/Lounge Area

20'6" max x 16'3" (6.25m max x 4.95m)

Good size open plan room, with a good size kitchen area, which is fitted with a range of worktop base & wall units and island unit with sink. Integrated double oven and hob with extractor over. Integrated dishwasher and space for washing machine and American fridge/freezer. Double glazed window to side and double glazed patio door opening to rear garden. Glazed roof lantern. Tiled floor.

Shower Room

6'9" x 6'1" (2.06m x 1.85m)

Corner shower cubicle. Low level WC and wash basin. Frosted double glazed window to side. Floor standing boiler.

FIRST FLOOR

Landing

Doors to bedrooms and bathroom.

Bedroom 1

14' x 11'7" (4.27m x 3.53m)

2 x double glazed windows to front. Radiator. Alcove cupboard and further storage cupboard.

Bedroom 2

10'7" x 9'4" (3.23m x 2.84m)

Double glazed window to rear with countryside views. Radiator.

Bedroom 3

14'4" x 6'9" (4.37m x 2.06m)

Double glazed window to rear. Radiator. Storage cupboard.

Bathroom

7'6" x 5'5" (2.29m x 1.65m)

Panelled bath with shower attachment over. Low level WC and wash basin with cupboard under. Frosted double glazed window to side. Radiator.

OUTSIDE

Front - Off road parking area. Side access to rear garden.

Side access from both sides of the property. Tap and

wood storage area.

Rear garden - Patio area leading to lawn with borders to side. Rear area with pond, storage shed and greenhouse.

NOTE

The property has oil central heating with the oil tank in the rear garden. There are also a number of solar panels on the roof.

Energy Rating - E (49)

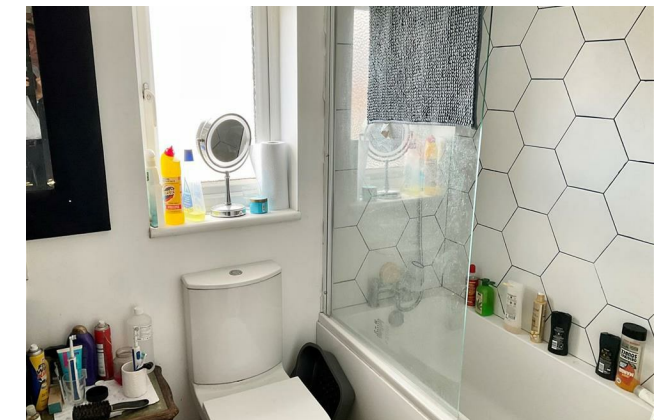
Floorplan to follow.

Council Tax - Band C

Viewing

Strictly by arrangement with the agents, Tersons 01304 246111

www.tersons.com



www.tersons.com



www.tersons.com