



*the voice of experience*



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29 Castle Street, Dover, Kent, CT16 IPT



**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)**



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)

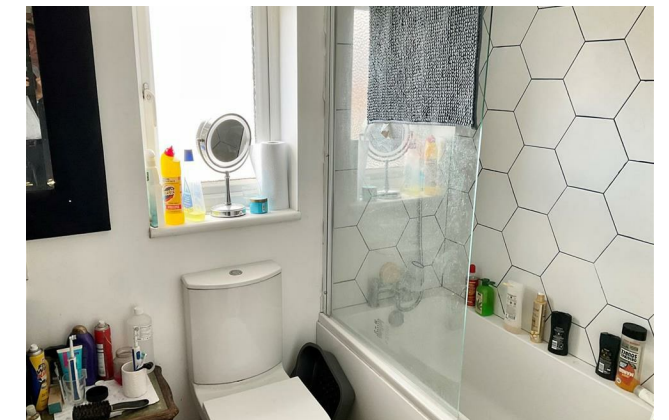
Floorplan to follow.

Council Tax - Band C

Viewing

Strictly by arrangement with the agents, Tersons 01304 246111

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