



# RE/MAX

## PROPERTY HUB



**9 Deanes Close, Dovercourt, CO12 4JH**

**£280,000**

Positioned in a no through road and conveniently close to the seafront, shops and local schooling, this beautifully presented home must be viewed to be appreciated! Offering a double driveway with heaps of off road parking, a well kept 90' south facing garden, open plan design to the ground floor with bi-folding doors to the garden allowing natural light throughout, home office, separate utility, lobby and ground floor WC, 3 great size bedrooms upstairs and a family bathroom

Accommodation comprises:-

### Entrance Hall 13'11" x 5'10" (4.25 x 1.80)

A welcoming entrance hall with storage cupboard and openings to Lounge and open plan kitchen/diner and stairs to the first floor

### Lounge

With window to front aspect, leading through to open plan kitchen/diner with bi-folding doors opening up to the rear garden allowing natural light to flow

### Kitchen/Diner

The dining area is open plan by design with bi-folding doors opening onto the patio and rear garden

The kitchen is fitted with a modern range of wall and base units, and incorporates an attractive breakfast bar, ceramic sink/drainage with window overlooking the garden, 2 eye level ovens and extraction hood, induction hob, space for fridge/freezer and low level LED lighting to the bottom of the units

### Utility Room/Lobby 22'4" x 5'8" (6.81 x 1.75)

With access to both the front and rear of the property, skylight, and plumbing for washing machine/tumble dryer

### Study Area 7'11" x 5'2" (2.43 x 1.59)

nestled in between the kitchen and utility/lobby, this space is ideal for a home office, large storage cupboard housing boiler

### Ground Floor WC

With low level WC, vanity wash hand basin and window to rear aspect

### First Floor Landing

With feature window to side aspect and doors to all 3 bedrooms and bathroom

### Bedroom 1 14'0" x 10'2" (4.27 x 3.10)

Located at the front of the house with window to front aspect

### Bedroom 2 11'10" x 9'11" (3.63 x 3.03)

Found at the rear of the house with window overlooking the rear garden

### Bedroom 3 12'7" x 8'7" (3.85 x 2.64)

With window to side aspect

### Bathroom 10'8" x 5'6" (3.26 x 1.69)

Existing suite comprising low level WC, bath with overhead shower, pedestal wash hand basin and heated towel radiator with obscured window to rear aspect.

The bathroom has recently been extended to incorporate future plans for a walk in shower.

### Outside Areas:

To the front is a double driveway of concrete and shingle allowing off road parking for 3-5 vehicles

The fully enclosed rear garden is south east facing

and approximately 90' in depth, laid to lawn with a newly fitted patio area for entertaining, with mature borders, garden shed and outside tap.

To the rear of the garden a secure 6ft gate allows access to a rear right of way leading to a wooded area/privately owned allotments.

### Agents note:

These properties were historically all owned by the fire brigade but have been opened to private ownership since 2013, this particular property has seen layout changes to enable the ground floor to be open plan and contemporary by design and incorporate natural light from the bi-folding doors.

The property has benefitted from new floorings throughout, new window blinds and a new patio area and is being sold in extremely good condition. The central location is ideally placed within walking distance to the beach/seafront, local shops and both primary and secondary schools



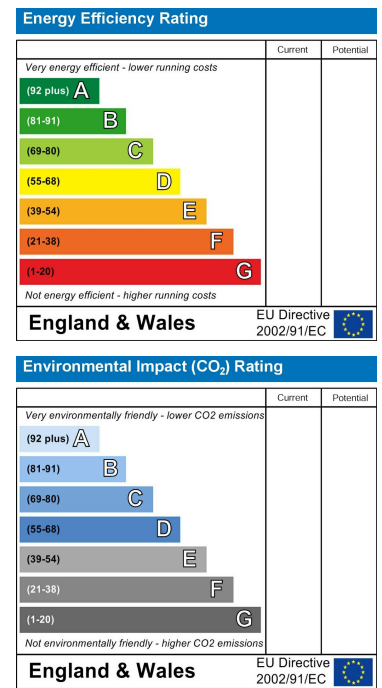
# Floor Plan



# Area Map



# Energy Efficiency Graph



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