



Thomas
jackson
ESTATE AGENTS



10 Duncan Drive

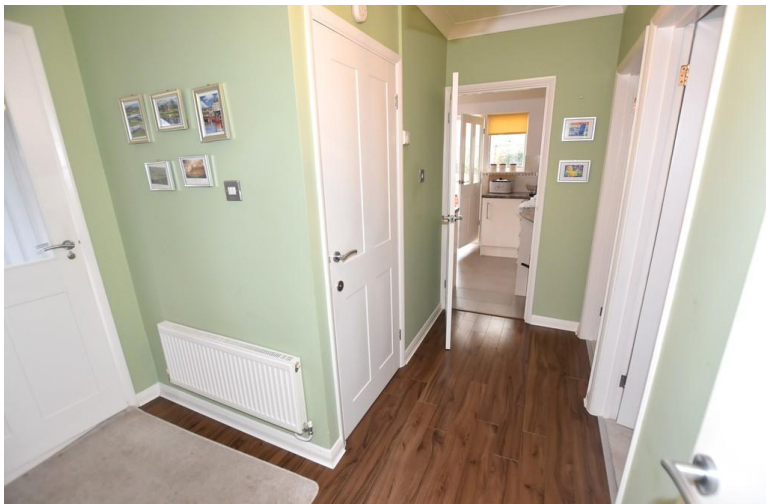
Birchington, CT7 9LL

- Delightful Detached Bungalow
- Two Double Bedrooms
- Open Plan Reception Room and Conservatory
- Fitted Kitchen with Appliances
- Well Regarded Residential Area
- Close To Town, Transport & Beaches
- Shower Room & WC
- Mature Garden, Chain Free

£480,000

EPC Rating 'TBC'





Property Description

THE PROPERTY

We are delighted to introduce this splendid, detached bungalow, ideally situated in a highly desirable area of Birchington. This beautiful home offers a welcoming entrance hallway leading to two comfortable double bedrooms, and a convenient shower room with toilet. The property benefits from both gas central heating and double glazing throughout. The heart of the home is the lovely, fitted kitchen, which boasts integrated appliances.

Outside, you'll find parking, a garage, and a very pretty garden, creating an attractive and peaceful setting. The reception room opens into a substantial conservatory, offering lovely views over the garden.

ENTRANCE PORCH

Double glazed entrance door into entrance porch.

ENTRANCE HALLWAY

Glazed door opens into entrance hallway, coved ceiling, access to loft space, radiator, door to Walk in meter cupboard with shelving and hanging rail, plus door to secondary storage cupboard, doors open to:-



OPEN PLAN RECEPTION ROOM

23' 6" x 21' 0" (7.16m x 6.4m) Maximum measurements reducing to 11'1", broadly 'L' shaped, coved ceiling, TV point, range of fitted entertainment units and coordinating display cabinet, opening into conservatory with a polycarbonate Victorian style roof with a ceiling fan, double glazed units and double glazed French doors open onto the garden, double glazed door opens to the side, radiator, power points.

KITCHEN

9' 11" x 8' 3" (3.02m x 2.51m) Measurements include a range of fitted base units with a fitted dishwasher washing machine, under the counter fridge and an electric fan oven. Worksurface over is inset with a circular stainless steel sink and drainer with a mixed over, four burner gas hob, attractive tiles with mosaic border, range of fitted wall cupboards over, wall mounted Worcester gas boiler for central heating and domestic hot water, built in microwave, stainless steel chimney style filter hood, double glazed window to side double glazed window to rear, panel and glazed door returns to conservatory, ceramic tiled floor.



BEDROOM

15' 0" x 11' 2" (4.57m x 3.4m) Measurements include an extensive range of built in wardrobes with hanging rail and storage shelving, built-in dressing table, chest of drawers, bedside cabinets, coordinating headboard, and built in bookshelf, double glazed window to front, radiator.



BEDROOM

10' 7" x 9' 11" (3.23m x 3.02m) Maximum measurements include a range of built in storage cupboards, double glazed window to front, radiator.

SHOWER ROOM WC

Suite comprises of a double shower enclosure with a fitted thermostatically controlled shower fitment, wall hung wash hand basin with mixer tap and enclosed flush WC, attractive tiling to floor and walls, double glazed leaded light effect window to side, ceiling inset with LED downlights, heated towel rail, illuminated mirrored bathroom cabinet

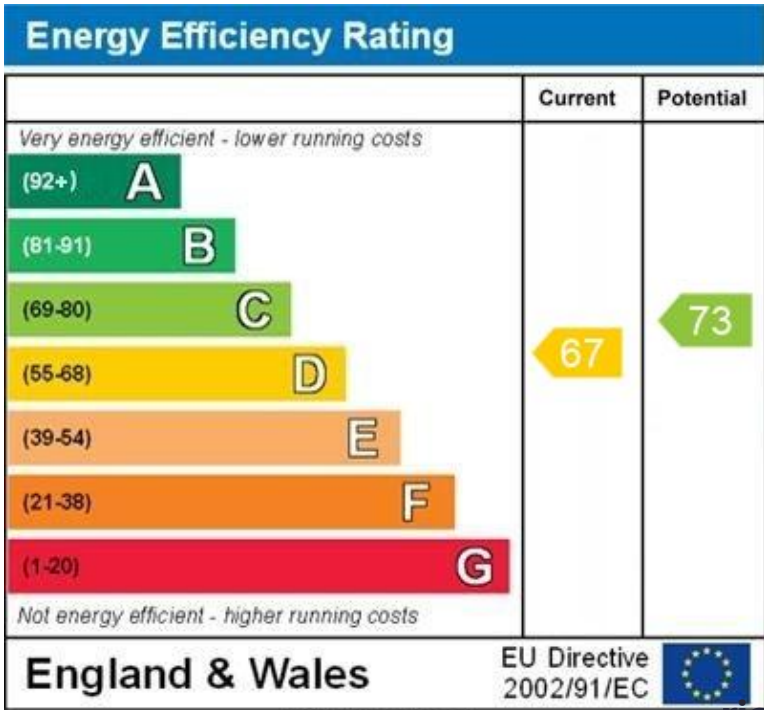


REAR GARDEN

Rear garden is accessed via French doors of the conservatory and a side double glazed door, step onto an attractive block paved patio, formal lawn with mature planted boards with a wide selection of trees shrubs and perennials, a real gardeners delight. Side pedestrian access to the garage, pedestrian access to the front, outside tap.



%epcGraph_c_1_325%



GARAGE

Up and over door, power and lighting, side pedestrian door to garden.

FRONT GARDEN

Laid to block paving providing off street parking as well as access to the garage. There are also low maintenance planted areas.

MEASUREMENTS

All measurements are for general guidance purpose only. The measurements are approximate, the measurements given should not be relied on. All measurements were taken using a sonic tape therefore maybe subject to a small margin of error. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. The mention of any appliances and/or services within these particulars does not imply they are in full or efficient working order.

ANTI MONEY LAUNDERING

AML Identification Checks – If you have an offer accepted on a property through Thomas Jackson, we will be required by law to carry out anti money laundering checks prior to instructing Solicitors.

COUNCIL TAX

Local Authority Thanet District Council
Council Tax Band C
Council Tax Cost (PA) £2,109.94



152 Northdown Road
Cliftonville
Margate
Kent
CT9 2QN

www.thomasjackson.biz
01843 221000
sales@thomasjackson.biz

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

