



Jenkinson realestates

Cripps Lane | St Margaret's at Cliffe  
Dover  
Asking Price £449,995



---

# Freehold

Energy Performance Rating = TBC

New Build Semi Detached  
Home

Offering Three Bedrooms

Ample Off Road Parking

Enclosed Rear Garden

En-Suite Shower Room

Popular Village Location

---

Jenkinson Estates are pleased to bring to the market this new build, semi-detached home in the popular village location of Cripps' Lane, St Margaret's at Cliffe. One of two properties that have been built, these are set back from the road with the front offering ample off road parking. This particular property, accessed via an entrance hallway and opening into a spacious open plan space that is over 30ft in length and comprises of the fitted kitchen and living space that opens to the rear garden via bi-folding doors. The ground floor is completed with a separate W.C and a cupboard which houses a washing machine. The first floor continues to impress with three bedrooms, the master having the benefit of an en-suite shower room. The accommodation is completed with the family bathroom that offers a four piece suite. There is underfloor heating to the ground floor and radiators to the first floor, powered by air source heat pump. Externally the rear is mostly laid to lawn with the addition of a patio area and raised flowerbeds. All viewings are strictly by appointment via the Sole Agent.

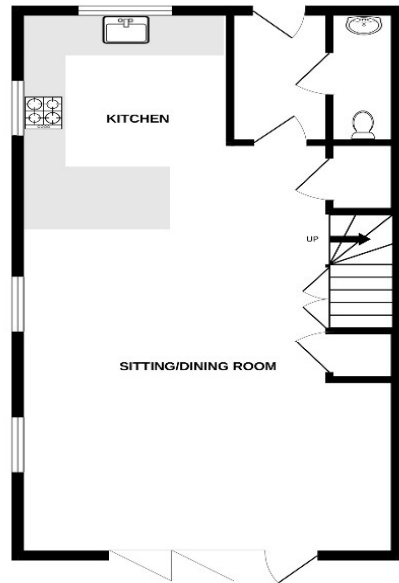




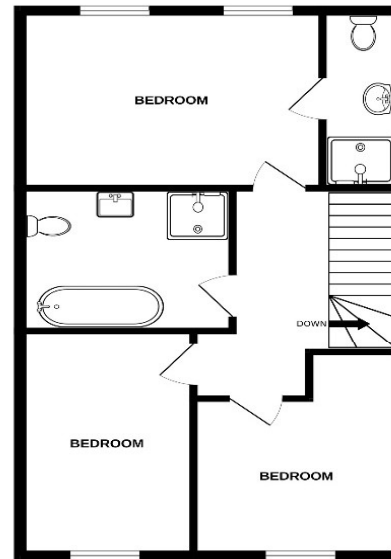




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 Mergin 2024



Accommodation

En-Suite Shower Room

Entrance Via;

Hallway

Bedroom Two

12'7" x 8'8" (3.84m x 2.64m)

Bedroom Three

11'0" x 8'7" (3.35m x 2.62m)

Open Plan Living, Dining and Kitchen

30'3" x 17'9" (9.22m x 5.41m)

Family Bathroom

9'5" x 6'4" (2.87m x 1.93m)

Ground Floor W.C.

Rear Garden

First Floor Landing

Off Road Parking

Bedroom One

14'3" x 10'4" (4.34m x 3.15m)

Jenkinson Estates

4 West Street, Deal, Kent, CT14 6AE

01304 373 984

info@jenkinsonestates.co.uk

www.jenkinsonestates.co.uk

Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

