



Jenkinson realestates

St Richards Road

Deal

Asking Price £469,995

Freehold

Energy Performance Rating = B

Superb Detached Home

Arranged Over Three Floors

Four Bedrooms

Master Suite Overlooking Countryside

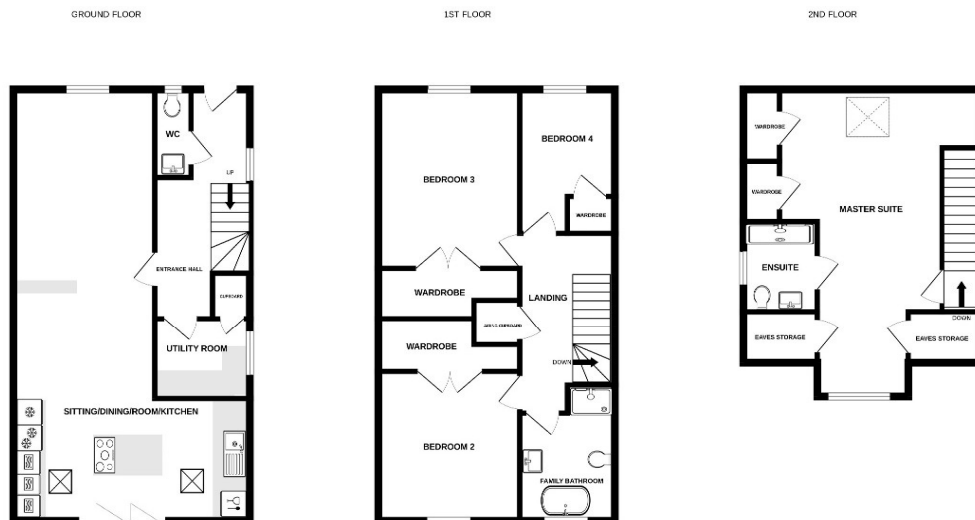
Approximately 8 Years Old

Cabin In Garden With Planning

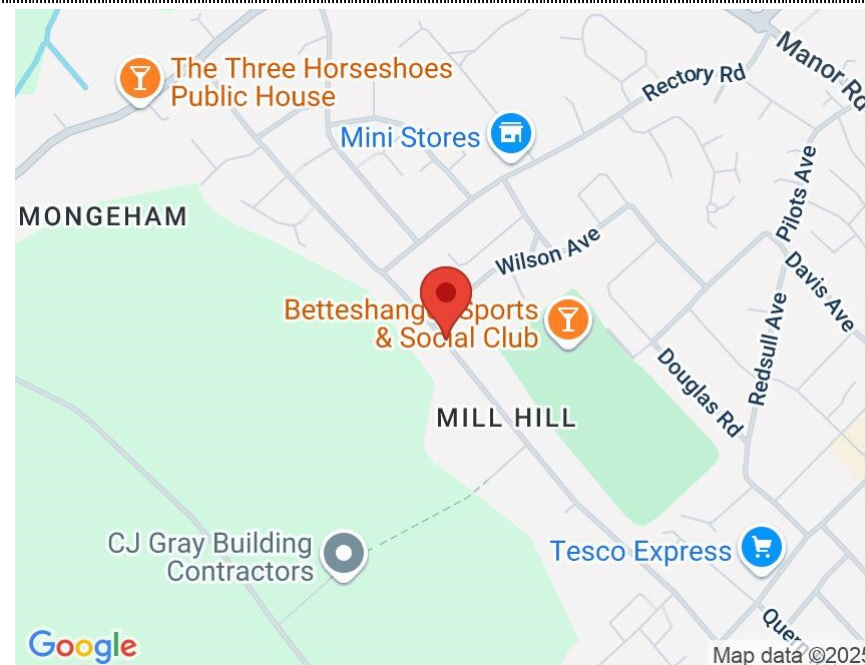
Exclusively Available Via Jenkinson Estates is this deceptive four bedroom home that takes in Countryside views to the rear. This spacious and stylish detached home was constructed approximately 8 years ago and provides generous and well planned family accommodation. The ground floor offers a utility room, w.c and the main living space of this home, a 25ft (7.62m) open plan Sitting Room, Dining Room and lavish fitted Kitchen. This opens via tri folding doors to the garden and patio, complete with electric awning for those sunning afternoons and evenings, courtesy of the southerly aspect garden. The first floor offers three bedrooms, all with built in wardrobes and the luxury family bathroom, complete with four piece suite. The second floor provides the master suite, with views to the rear over open Countryside. A luxury ensuite, built in wardrobes, and eaves storage complete this special home. Triple glazed and gas central heating, this is an efficient and modern home which benefits from and having a B rated EPC. There is a cabin to the rear which has full planning permission, built to building regs specification and with hot and cold water. Currently divided into a dog grooming area and further store. The perfect home office or business venture. A traditionally built detached property that was built as a home, with all the right finishing touches and on offer for the first time. All viewings are by appointment and exclusively via Jenkinson Estates.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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.
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Accommodation

Entrance Hall
Ground Floor W.C

Open Plan Sitting / Dining / Kitchen
25'4" x 16'3" (7.72m x 4.95m) Max
Utility Room
10'4" x 6'4" (3.15m x 1.93m)

First Floor Landing

Bedroom Two
11'5" x 10'1" (3.48m x 3.07m)

Bedroom Three
13'8" x 10'1" (4.17m x 3.07m)

Bedroom Four

10'10" x 7'3" (3.30m x 2.21m)
Family Bathroom
7'3" x 7'2" (2.21m x 2.18m)

Second Floor Landing

Master Suite
20'10" x 15'3" (6.35m x 4.65m) Max
Ensuite

Rear Garden

Approaching 40'0"

Detached Cabin

22'0" x 10'4" (6.71m x 3.15m)

Jenkinson Estates

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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.

