

Avalon, Grams Road Walmer, Deal, CT14 7PU £625,000

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Avalon

Grams Road, Walmer, Deal

A substantial detached family house situated in the sought after location of Upper Walmer with ample parking and two garages.

Situation

Grams Road is situated in a convenient and accessible location within the heart of Upper Walmer. The village currently offers many essential facilities close at hand, not least a bakery, butcher, convenience store and popular inn. The seafront is close by with its two mile pebble shoreline, popular promenade and cycle path with both Walmer and Deal castles en-route. Deal to the north is a thriving traditional seaside town with an award winning high street, growing cafe culture, many local inns and restaurants, along with high street and individual shops. Walmer has a comprehensive bus route and mainline railway station with a frequent service connecting to Dover and the Javelin high speed link to London St Pancras.

The Property

Avalon stands out as a uniquely designed detached family home, commanding an elevated position in the highly sought-after area of Upper Walmer. Upon entering, a warm and inviting hallway, complete with a fitted cupboard and cloakroom/WC, guides you to an L-shaped sitting/dining room with dual aspects. Sliding patio doors lead to spacious mature rear gardens. Accessible from both the entrance hall and dining area, a contemporary family kitchen/breakfast room awaits, boasting a collection of fitted cream gloss units and integrated appliances to include a fridge, freezer, washer dryer, dishwasher, and cooking appliances. Adjacent to this is a convenient utility room and an internal door leading to one of two garages. The first floor comprises four generously sized double bedrooms and a well-lit family bathroom with a coordinated white suite. The spacious landing opens up to a sizable forward-facing balcony, providing a delightful view over the rooftops of Walmer towards Deal and the expansive sea beyond.

Outside

Access to the property is facilitated by a sloping driveway accommodating two to three vehicles, leading to two distinct single garages. The front garden features a combination of lawn and two flower beds adorned with mature shrubs. To the rear is a generous lawned garden with an array of established borders, greenhouse and patio area running across the rear of the property.

Services

All mains services are connected to the property.

Local Authority

Dover District Council, White Cliffs Business Park, Whitfield, Dover, Kent, CT16 3PJ.

Tenure

Freehold

Current Council Tax Band: G

EPC Rating: D

Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.







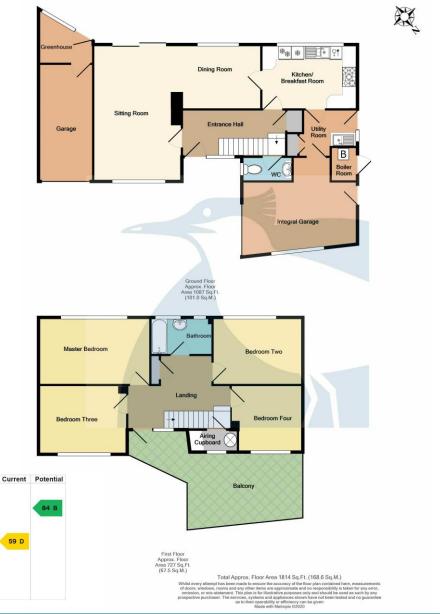








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Entrance Hall

15' 1" x 7' 0" (4.59m x 2.13m)

Sitting Room

20' 2" x 12' 10" (6.14m x 3.91m)

Dining Room

11' 6" x 9' 6" (3.50m x 2.89m)

Kitchen/Breakfast Room

13' 11" x 9' 6" (4.24m x 2.89m)

Utility Room

7' 10" x 5' 6" (2.39m x 1.68m) plus recess

Cloakroom

6' 9" x 2' 8" (2.06m x 0.81m)

First Floor

Master Bedroom

16' 2" x 9' 11" (4.92m x 3.02m)

Bedroom Two

13' 1" x 9' 11" (3.98m x 3.02m)

Bedroom Three

12' 11" x 9' 10" (3.93m x 2.99m)

Bedroom Four

10' 5" max x 9' 10" (3.17m x 2.99m)

Bathroom

9' 0" x 5' 6" (2.74m x 1.68m)

Balcony

19' 1" x 10' 11" at widest (5.81m x 3.32m)

Integral Garage

17' 7" x 11' 1" (5.36m x 3.38m) narrowing to 9' 2" (2.79m)

Garage

17' 3" x 7' 11" (5.25m x 2.41m)

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Score Energy rating

81-91 69-80

55-68

39-54 21-38



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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