



4 Grams Road
Walmer, Deal, CT14 7NT
£379,950

colebrooksturrock.com





4 Grams Road

Walmer, Deal

A deceptively spacious terraced family home, conveniently positioned within Upper Walmer, offering well maintained accommodation and enchanting rear garden.

Situation

Located just off the main centre of Upper Walmer No: 4 boasts a convenient and accessible location with a number of inns, eateries and essential shops, which include a butcher, pharmacy and bakery. To the east, the natural boundary of the English Channel provides an unspoilt pebble shoreline with two mile cycle route and footpath all the way to the bustling town of Deal. This fashionable coastal destination has won many awards for its charming seafront, coupled with eclectic high street, where you will find several restaurants and cafes, together with a selection of lovely independent shops and galleries. There are numerous local sporting facilities including championship golf courses, sailing clubs and the popular Walmer Tennis and Croquet club. Walmer station is within walking distance and provides a regular service along the coast and links to the Javelin high speed service to London St Pancras.

home is fully double glazed and gas centrally heated.

Outside

No: 4 is set back from the road by a low maintenance gravelled garden with fenced and brick boundary whilst a driveway provides off road parking. To rear lies an enchanting cottage garden where a brick walled rear boundary provides an attractive backdrop to the kitchen garden and fully stocked mature borders. A paved patio and twin pathways encompass a central lawn whilst a covered decked veranda offers the perfect alfresco sitting/dining area. There is also a timber garden shed to remain.

Services

All mains services are understood to be connected to the property.

The Property

Deceptive from the exterior and set within a matching terrace of family homes, No: 4 offers extended and well maintained accommodation together with an enchanting garden. The entrance porch and hallway beyond gives access to a generous dual aspect sitting room with wood burning stove and sliding patio doors opening onto the garden. Towards the rear a light filled kitchen is fitted with a range of farmhouse units and integrated appliances as well as a built in pantry cupboard. A formal dining room leads off the kitchen and in turn leads to a cosy rear conservatory and useful downstairs shower room. The integral garage is also accessed from the kitchen. To the first floor the spacious landing provides ample built in storage and the three double bedrooms are serviced by a lovely bathroom and separate WC. This conveniently positioned family

Local Authority

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

Tenure

Freehold

Current Council Tax Band: D

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.





To view this property call Colebrook Sturrock on **01304 381155**



Sitting Room
18' 2" x 11' 5" (5.53m x 3.48m)

Kitchen
Irregular shape 18' 5" max x 8' 10" max (5.61m x 2.69m) plus recess.

Dining Room
11' 4" x 9' 8" (3.45m x 2.94m)

Conservatory
10' 9" x 6' 7" (3.27m x 2.01m)

Shower Room
8' 8" max x 5' 4" (2.64m x 1.62m)

Garage
12' 10" x 8' 11" (3.91m x 2.72m) plus doorway recess

First Floor

Bedroom One
14' 3" x 9' 1" (4.34m x 2.77m)

Bedroom Two
12' 8" x 8' 9" (3.86m x 2.66m)

Bedroom Three
8' 8" x 8' 0" (2.64m x 2.44m) to front of fitted wardrobes.

Bathroom
8' 7" x 5' 7" (2.61m x 1.70m)

Separate WC
5' 5" x 2' 8" minimum (1.65m x 0.81m)

TOTAL FLOOR AREA : 1308 sq.ft. (121.6 sq.m.) approx.

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.
Made with Metropix ©2024

17 The Strand, Deal, Kent, CT14 7DY
t: 01304 381155
walmer@colebrooksturrock.com



colebrooksturrock.com



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.

C1152 Printed by Ravensworth 01670 713330

Also in: Elham • Hawkinge • Saltwood • Sandwich