



4 Willingdon Place
Walmer, Deal, CT14 7LT
£750,000

colebrooksturrock.com





4 Willingdon Place

Walmer, Deal

A deceptively spacious and beautifully presented detached family home located in a highly desirable cul-de-sac location with a south facing garden.

Situation

Willingdon Place is a pleasant cul-de-sac tucked away in the highly desirable area of Granville Road, regarded as one of the finest locations in Lower Walmer; close to the beach and adjacent to the grounds of Walmer Castle. Walmer offers easy access to local amenities on The Strand with a selection of inns, cafes and convenience shops and the seafront is close by with its two mile pebble shoreline and popular promenade and cycle path. Deal town centre to the north, has a growing cafe culture with pedestrianised high street, a host of eateries along with high street and specialist shops which have contributed to its award winning status. Walmer has the convenience of easy access to transport links with a mainline railway station offering a frequent service connecting the Javelin high speed link to London St Pancras making it an excellent choice for families or professionals.

The Property

No: 4 is a deceptively spacious and immaculately presented family home, set within well tended gardens in a highly desirable cul-de-sac location, close to Walmer beach. Upon entering you're greeted by a bright and welcoming hallway, with cloakroom facility, that sets the tone for the rest of the property. The ground floor layout has a pleasing flow and creates a fantastic series of versatile spaces for both living and entertaining, principal of which is a generous light filled, dual aspect sitting room boasting a cosy focal point fireplace. A useful central study/reception room links the sitting room to the large dining room, with return door to hallway and French doors overlooking and opening onto the rear garden. Beyond is a well fitted country style kitchen with integrated cooking appliances, breakfast bar, exterior side access and door to the integral garage. To the first floor are four good sized bedrooms, with the master enjoying an ensuite with large walk in shower enclosure, plus the family bathroom with

modern matching suite and contemporary tiling. Both bath/shower rooms have underfloor heating plus all the bedrooms are beautifully decorated and benefit from an abundance of light, whilst three have built in storage space.

Outside

Situated at the end of this quiet cul-de-sac and well positioned within its plot No: 4 enjoys a well-tended lawned garden to front with pretty border planting as well as a driveway providing ample parking for three cars and access to the single garage. Pedestrian side access leads to the fully enclosed south facing rear garden, beautifully arranged to incorporate a large area of lawn surrounded by established border planting and a generous patio extending the full width of the plot, perfect for entertaining or just relaxing and enjoying the tranquility.

Services

All mains services are understood to be connected to the property inclusive of gas central heating and incorporating underfloor heating to the bath/shower rooms.

Local Authority

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

Tenure

Freehold

Current Council Tax Band: F

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**



TOTAL FLOOR AREA : 1721 sq.ft. (159.9 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 ©2023

Entrance Hall

8' 9" x 4' 1" (2.66m x 1.24m) plus 9' 2" x 7' 10" (2.79m x 2.39m)

Sitting Room

23' 11" x 10' 11" (7.28m x 3.32m)

Dining Room

20' 8" x 10' 2" (6.29m x 3.10m)

Study/Reception Room

12' 2" x 8' 2" (3.71m x 2.49m)

Kitchen/Breakfast Room

12' 7" x 8' 6" (3.83m x 2.59m)

Garage

15' 11" x 8' 8" (4.85m x 2.64m)

First Floor

Master Bedroom

18' 6" x 11' 0" (5.63m x 3.35m)

Ensuite Shower Room

7' 4" x 5' 4" (2.23m x 1.62m)

Bedroom Two

17' 5" x 9' 3" (5.30m x 2.82m)

Bedroom Three

10' 5" x 8' 7" at widest (3.17m x 2.61m)

Bedroom Four

9' 7" x 8' 8" to inc airing cupboard (2.92m x 2.64m) plus 5' 1" x 2' 10" (1.55m x 0.86m)

Bathroom

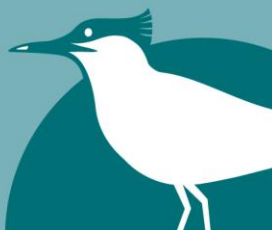
8' 6" x 5' 5" (2.59m x 1.65m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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