



Ubique Hardy Road
St. Margarets-At-Cliffe, CT15 6HJ
£397,500

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Ubique

Hardy Road, St. Margarets-At-Cliffe, Dover

A deceptively spacious modern family home, offering well-presented accommodation, beautiful garden, and delightful views to rear.

Situation

Hardy road is located on the northern boundary of this tranquil and sought after coastal village providing a selection of amenities including local primary school, general store, Post Office, hairdressers and a selection of public houses and cafes. The surrounding countryside consists of gently undulating hills, the dramatic White Cliffs of Dover and the ever popular St Margaret's Bay beach which is surrounded by protected National Trust land. Larger towns of Deal to the north and Dover to the south offer a good choice of shopping, sporting and leisure facilities. The nearby mainline railway station at Martin Mill is approximately two miles away with links to the Javelin high speed service to London St Pancras.

The Property

Nestled within the the popular Nelson Park area amongst like styled homes is this deceptively spacious modern family home offering well-presented light and airy accommodation along with great scope for further improvement. Adjacent to the entrance hallway lies the sitting and dining areas, which run front to back, whilst the rear conservatory provides a peaceful elevated space in which to overlook the garden below. The kitchen is fitted with a contemporary range of coloured gloss units integrated with cooking appliances and a porcelain sink. A lobby accesses a useful ground floor cloakroom and laundry/boot room which in turn leads to the oversized single garage. The bright first floor landing gives access to two double bedrooms, further single bedroom and a shower room. This welcoming and much loved home is fully double glazed and gas centrally heated.

Outside

The property is set back from the road by a well-tended lawn with raised sleeper beds whilst a block paved driveway provides parking and access to the oversized single garage. To rear a beautiful established garden enjoys a westerly aspect and features a neat lawn dotted with striking cordylines, sweeping well stocked flower borders and a raised brick ornamental pond. To rear the garden is divided by attractive trellis and houses a timber garden shed, potting shed and greenhouse.

Services

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

Local Authority

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

Tenure

Freehold

Current Council Tax Band: D

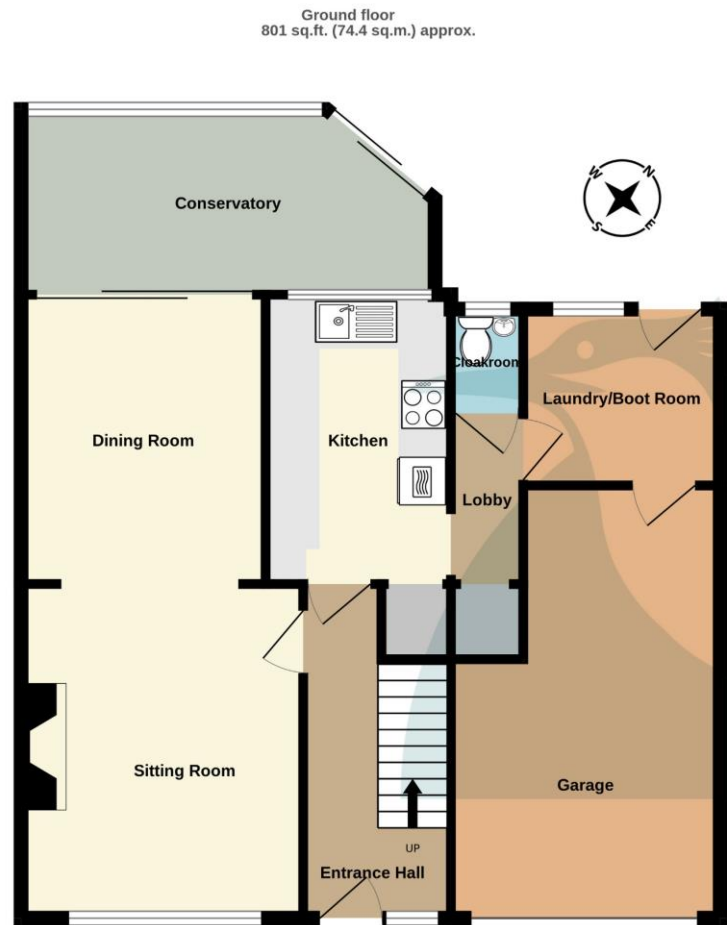
EPC Rating: D

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**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 1211 sq.ft. (112.5 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.

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Entrance Hall
13' 9" x 5' 11" (4.19m x 1.80m)

Sitting Room
13' 5" x 11' 4" (4.09m x 3.45m)

Dining Room
11' 7" x 9' 10" (3.53m x 2.99m)

Conservatory
16' 7" x 7' 5" (5.05m x 2.26m)

Kitchen
11' 6" x 7' 5" (3.50m x 2.26m)

Cloakroom
4' 2" x 2' 10" (1.27m x 0.86m)

Laundry/Boot Room
7' 11" x 6' 7" (2.41m x 2.01m)

Garage
19' 4" (5.89m) reducing to 12' 3" (3.73m) x 12' 3" (3.73m)

First Floor

Landing
7' 5" x 6' 3" (2.26m x 1.90m)

Bedroom One
13' 6" x 9' 11" (4.11m x 3.02m)

Bedroom Two
11' 10" x 9' 10" (3.60m x 2.99m)

Bedroom Three
Overall measurement 10' 4" x 7' 4" (3.15m x 2.23m) reducing to 4' 5" (1.35m)

Shower Room
Overall measurement 8' 1" x 7' 4" (2.46m x 2.23m) reducing to 4' 3" (1.29m)

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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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