



2 White Acre Drive  
Walmer, Deal, CT14 7TP  
£595,000

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# 2 White Acre Drive

Walmer, Deal

A deceptively spacious detached family home nestled within a small cul-de-sac location in the desirable area of Hawksdown with light, spacious accommodation and beautiful private gardens.

## Situation

White Acre Drive is a sought after address in Upper Walmer, within moments of village amenities which include a butcher, chemist and convenience store, along with a small selection of inns and eateries. Walmer also has a mainline railway station with a regular coastal service and high speed links to London St Pancras. The popular seaside resort of Deal to the North, is famed for its award winning high street which has a vibrant atmosphere and a good selection of independent shops and restaurants. The town has a most attractive historic quarter which was the first established Conservation Area in Kent, a bustling seafront, Grade II Listed pier and Tudor Castle. There are numerous leisure and sporting facilities available in the area, not least of which are The Walmer Lawn Tennis and Croquet club, and a two mile coastal footpath and cycle route.

## The Property

This charming detached family home presents a spacious layout, embodying the classic design of the 1970s arranged over two floors, offering generous accommodation. Upon entering into the welcoming entrance hall, a cloakroom is conveniently located, while a door leads to the open dining area at the front and a sizable sitting area at the rear, separated by an open tread turn staircase. The kitchen/breakfast room is generously proportioned, with internal access to the garage and a door opening to the rear garden. Upstairs, a central hallway guides you to four large double bedrooms, two of which feature built-in wardrobes, all served by a substantial family bath/shower room situated towards the rear.

## Outside

A small area of lawn, complete with pretty blossom tree, lies to the front together with a driveway providing off-road parking and access an integral garage, equipped with an electric door and plentiful storage capacity. A gated side entrance guides you to the enclosed rear garden, where panel fencing surrounds flourishing flower beds. A patio area lies adjacent to the property taking advantage of the north-westerly aspect and a central area of lawn.

## 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: 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**



Ground floor  
908 sq.ft. (84.4 sq.m.) approx.



First floor  
866 sq.ft. (80.4 sq.m.) approx.



Entrance Hall  
7' 0" x 5' 6" (2.13m x 1.68m)

Cloakroom  
6' 1" x 3' 4" (1.85m x 1.02m)

Dining Area  
12' 4" x 11' 6" (3.76m x 3.50m)

Sitting Area  
19' 2" x 13' 7" (5.84m x 4.14m)

Kitchen/Breakfast Room  
15' 8" x 11' 9" (4.77m x 3.58m)

Garage  
19' 2" x 11' 10" (5.84m x 3.60m)

First Floor

Master Bedroom  
14' 8" max x 14' 3" max (4.47m x 4.34m)

Bedroom Two  
14' 10" x 9' 1" (4.52m x 2.77m)

Bedroom Three  
14' 2" x 11' 4" (4.31m x 3.45m)

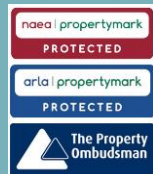
Bedroom Four  
14' 2" max x 10' 5" (4.31m x 3.17m)

Bathroom  
14' 3" x 9' 0" (4.34m x 2.74m)

TOTAL FLOOR AREA : 1774 sq.ft. (164.8 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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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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