



111 Rectory Road
Deal, CT14 9NP
£395,000

colebrooksturrock.com





111 Rectory Road

Deal

An immaculate, fully refurbished semi-detached bungalow enjoying beautiful, low maintenance south facing rear gardens.

Situation

Rectory Road is a pleasant residential road, which lies on the western outskirts of Deal, it consists primarily of similar style properties and has easy access into the town centre and the A257 to Sandwich. Convenience shops and amenities are locally available within Upper Deal and Mill Hill. Deal itself is a popular seaside resort offering an extensive range of high street and individual shops, cafes and restaurants, along with a supermarket, post office and weekly market. 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 facilities available, together with a two mile footpath and cycle route along the seafront. Deal also has a mainline train station with a regular coastal service and high speed links to London.

The Property

A beautiful semi-detached bungalow having been fully refurbished to provide its present deceptively spacious, charming, light and airy accommodation. The property consists of two double bedrooms located to front, each with built in wardrobes and a luxurious fully tiled shower room with large walk in shower. The open-plan kitchen/dining room boasts an elegant design featuring a breakfast bar and ample storage, all adorned in a modern yet timeless style with pleasant views over the gardens. Adjacent to the kitchen is a separate sitting room featuring a central electric wood burner and sliding doors that open to a superb conservatory, seamlessly blending the indoors with the outdoors.

Outside

The outside is considered low maintenance with steps down to a ground level stone paved front garden and side access via a high timber gate, attractively presented with an array of potted plants. The beautiful rear gardens are private and fully enclosed, creatively landscaped with white and stone colored pebbles and pretty border planting surrounding. A raised area of decking adjacent to the property and conservatory, ideal for a relaxing seating area. Large sheds to rear and side. Off street driveway parking to front.

Services

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

Local Authority

Dover District Council, White Cliffs Business Park, Whitfield, Dover, CT16 3PJ. **Tel: 01304 821199**

Tenure

Freehold

Current Council Tax Band: C

EPC Rating: D

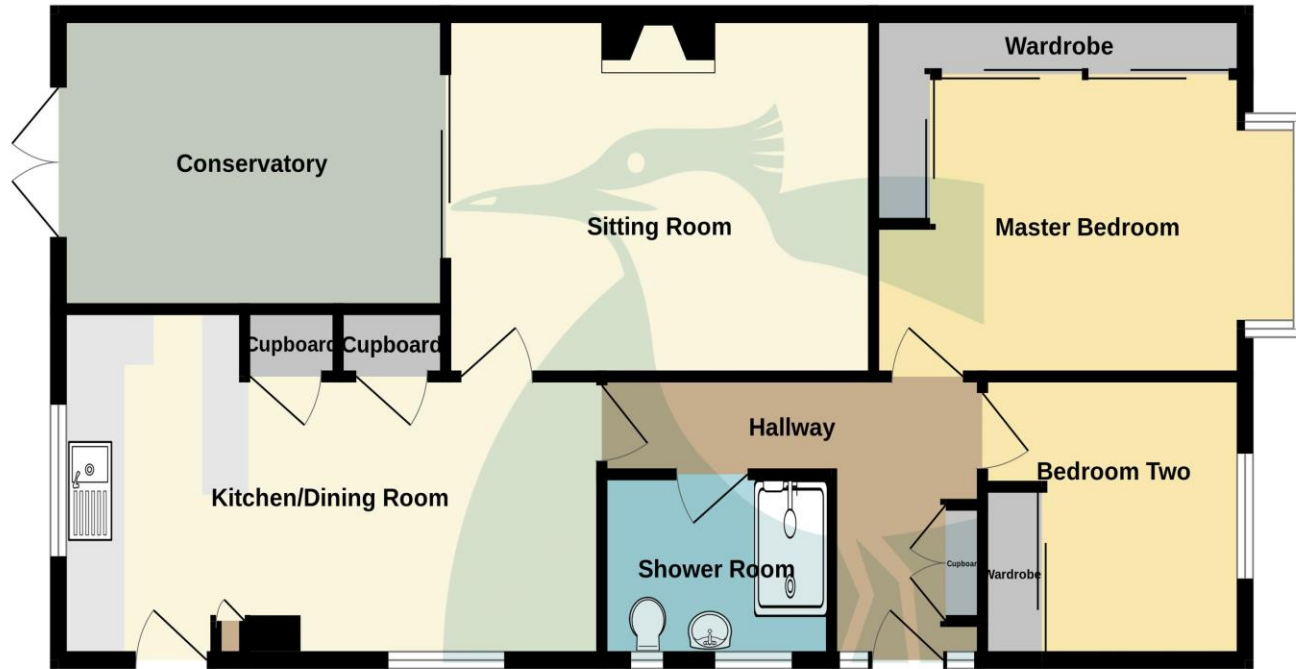
Agents Note

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 612197**

Ground floor
893 sq.ft. (83.0 sq.m.) approx.



Entrance Hall

9' 4" x 4' 11" (2.84m x 1.50m)

Bedroom Two

9' 4" x 9' 1" (2.84m x 2.77m)

Master Bedroom

15' 0" x 11' 11" (4.57m x 3.63m)

Shower Room

8' 1" x 6' 2" (2.46m x 1.88m)

Sitting Room

15' 0" x 11' 11" (4.57m x 3.63m)

Dining Room

11' 8" x 9' 4" (3.55m x 2.84m)

Kitchen

11' 7" x 6' 7" (3.53m x 2.01m)

Conservatory

13' 7" x 8' 3" (4.14m x 2.51m)

TOTAL FLOOR AREA : 893 sq.ft. (83.0 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		86 B
69-80	C		
55-68	D	67 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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