



Redwing, St Vincent Road
St Margarets-At-Cliffe, CT15 6ET
£550,000

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Redwing

St Vincent Road, St Margarets-At-Cliffe

An immaculately presented detached bungalow set within beautifully tended gardens, on the outskirts of this popular village.

Situation

St. Vincent's Road is a peaceful no through road located towards the northern boundary of this 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

Sitting centrally within its generous plot this lovingly maintained and immaculately presented detached bungalow enjoys beautifully tended gently sloping gardens as well as spacious, light filled accommodation throughout. The triple aspect sitting room, complete with focal point fireplace and sliding patio doors, runs the full depth of the property with an open archway leading through to the open plan kitchen/dining room, fitted with a range of shaker units, matching island unit and integrated cooking appliances. A deep laundry cupboard has plumbing for a washing machine whilst a small lobby gives access to a useful cloakroom and door opening to the garden. Three light and airy double bedrooms are serviced by a good sized fully tiled bathroom. This much loved family home is fully double glazed and gas centrally heated.

Outside

Redwing enjoys beautifully tended gardens to front and rear with the latter laid out with a selection of attractive patio seating areas, ornamental pond and established planting offering privacy and seclusion. The central lawn is encircled by well-stocked flower, tree, and shrub borders. Tucked away to the rear, you will find a brick-built potting shed and a timber storage shed. A block-paved driveway offers ample parking space and leads to the tandem garage, which has private access from the garden. Additionally, a high timber gate provides side access with pathway and steps leading to the front door, surrounded by an array of lovely plants.

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: E

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
1350 sq.ft. (125.4 sq.m.) approx.



Sitting Room

22' 8" x 11' 3" (6.90m x 3.43m) reducing to 9' 9" (2.97m)

Dining Room

11' 1" x 9' 11" (3.38m x 3.02m)

Kitchen

11' 0" x 10' 7" (3.35m x 3.22m)

Cloakroom

5' 1" x 3' 0" (1.55m x 0.91m)

Bedroom One

11' 1" x 9' 1" (3.38m x 2.77m)

Bedroom Two

10' 11" plus recess x 9' 5" (3.32m x 2.87m)

Bedroom Three

9' 1" x 7' 9" (2.77m x 2.36m)

Bathroom

9' 9" x 7' 4" (2.97m x 2.23m) reducing to 4' 10" (1.47m)

Garage

29' 8" x 12' 4" (9.04m x 3.76m) reducing to 11' 9" (3.58m)

TOTAL FLOOR AREA : 1350 sq.ft. (125.4 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	62 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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