



21 Millers Road
Walmer, Deal, CT14 7FA
£450,000

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21 Millers Road

Walmer, Deal

A beautifully presented, modern detached family home offering light and airy accommodation on a good size plot.

Situation

Millers Road forms part of the attractive new development off Station Road conveniently located just a short walk from local shops and Walmer railway station, which provides a frequent service inclusive of the Javelin high speed link to London St Pancras. Upper Walmer is highly regarded and offers village essentials with a convenience shop, chemist, butcher, baker and several inns. The seafront with its two mile pebble shoreline is only half a mile away with a popular promenade and cycle path. The traditional coastal town of Deal to the north is a prized destination; a seaside resort packed with independent shops, galleries, cafes and numerous eateries.

The Property

This attractive detached family home was newly built three years ago and offers beautifully light, contemporary accommodation throughout. The central entrance hallway gives access to the front sitting room which features ample storage whilst a box bay window floods the space with natural light. A useful study lies opposite along with a ground floor cloakroom facility. To rear and running the full width of the property lies an enviable kitchen/diner fitted with a range of sleek coloured units, integrated with fridge/freezer, dishwasher and cooking appliances. Double glazed French doors overlook and open onto the garden and built in understairs cupboard provides additional storage. To the first floor are four light and airy bedrooms, serviced by a contemporary styled family bathroom and a matching ensuite shower room to the principal bedroom. This beautifully presented home is fully double glazed, gas centrally heated and is being sold with no onward chain.

Outside

Set on a good size plot No: 21 Millers Road enjoys a generous enclosed lawned garden to rear whilst a paved patio runs along the rear elevation. At the front two areas of lawn flank the pathway leading to the front door and round to the side gate and a block paved driveway provides off road parking.

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: B

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
543 sq.ft. (50.4 sq.m.) approx.

First floor
531 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA : 1074 sq.ft. (99.7 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

11' 8" x 6' 9" (3.55m x 2.06m)

Study

7' 5" x 4' 11" (2.26m x 1.50m)

Cloakroom

3' 11" x 3' 10" (1.19m x 1.17m)

Sitting Room

14' 0" x 11' 1" (4.26m x 3.38m) plus box bay.

Kitchen/Diner

23' 8" x 11' 10" (7.21m x 3.60m) narrowing to 9' 7" (2.92m)

First Floor

Principal Bedroom

13' 6" at widest x 11' 1" max (4.11m x 3.38m)

Ensuite

6' 2" x 5' 5" (1.88m x 1.65m)

Bedroom Two

13' 5" x 8' 5" (4.09m x 2.56m)

Bedroom Three

10' 2" x 7' 3" (3.10m x 2.21m)

Bedroom Four

10' 2" narrowing to 6' 4" (1.93m) x 8' 9" (3.10m x 2.66m)

Bathroom

6' 10" x 6' 4" (2.08m x 1.93m)

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	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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