



Majuli Claremont Road
Kingsdown, Deal, CT14 8BU
£725,000

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Majuli, Claremont Road, Kingsdown, Deal

An immaculate detached family home with four generous size double bedrooms offering spacious accommodation and private gardens situated in a tucked away cul-de-sac position along Claremont Road in Kingsdown with sea views.

Situation

Claremont Road forms part of this sought after part of Kingsdown ideally located within the village, just a short stroll to the local primary school and beach. The ever popular village of Kingsdown enjoys a range of local amenities which include a post office, hairdressers, high class butchers and convenience shop, together with three local inns and a village primary school awarded an outstanding Ofsted report. To the east, the natural boundary of the English Channel provides an unspoilt pebble shoreline with two mile cycle route and footpath all the way to Deal. This fashionable coastal destination has much to offer and has won many awards for its charming seafront, coupled with eclectic high street, where you will find several eateries and a selection of interesting independent and vintage shops. Walmer and Martin Mill train stations provide a regular service along the coast and also the Javelin high speed service to London St Pancras.

The Property

Majuli is an immaculate four-bedroom detached home, perfectly positioned in the highly sought-after area of Kingsdown, offering stunning sea views, beautifully landscaped private gardens, and ample driveway parking. This property epitomizes luxury coastal living, with an impressive design and an array of modern amenities that cater to the needs of contemporary family life. Upon entering, you are greeted by a welcoming entrance hallway with convenient downstairs cloakroom and private access to the integral garage also used as a utility area. The ground floor boasts a light and airy sitting room with attractive log burner and separate dining room enjoying dual aspect windows that allowing natural light and offer serene views of the beautifully maintained gardens. The dining room, ideal for both casual meals and formal entertaining, is conveniently located adjacent to the kitchen. The modern kitchen features a range of high-quality fitted appliances, sleek countertops, and ample storage. The kitchen also offers direct access to the garden. Stairs lead to a spacious first-floor landing, providing access to four

generously sized double bedrooms whereby each bedroom is thoughtfully designed with built-in wardrobes and serviced by a well-appointed family bath/shower room. The master bedroom is complete with an en-suite shower room and the two bedrooms located at the rear of the house enjoy breathtaking sea views.

Outside

The beautifully landscaped private rear gardens offer a peaceful oasis with an array of shrubs and flower borders allowing privacy. A pretty patio seating area located to the rear is sheltered by an attractive pergola with beautiful climbing plants and a greenhouse is located to rear as well as a log store tucked to the side of the property. A side gate provides access to the front whereby the house is set back from the road bordered with attractive hedging and a block paved driveway with parking for multiple vehicles. Electric up and over double garage with private access also from inside the property and electric vehicle charging point.

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: C

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
868 sq.ft. (80.7 sq.m.) approx.

1st floor
875 sq.ft. (81.3 sq.m.) approx.



TOTAL FLOOR AREA : 1743 sq.ft. (162.0 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		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Entrance Hall

6' 6" x 5' 3" (1.98m x 1.60m)

Cloakroom

6' 9" x 4' 8" (2.06m x 1.42m)

Kitchen

12' 7" x 10' 2" (3.83m x 3.10m)

Sitting Room

21' 0" x 13' 8" (6.40m x 4.16m)

Dining Room

13' 7" x 9' 9" (4.14m x 2.97m)

First Floor Landing

19' 5" x 6' 2" (5.91m x 1.88m)

Master Bedroom

14' 10" x 12' 9" (4.52m x 3.88m)

Ensuite

7' 7" x 5' 4" (2.31m x 1.62m)

Bedroom Two

15' 9" x 10' 3" (4.80m x 3.12m)

Bedroom Three

12' 10" x 11' 9" (3.91m x 3.58m)

Bedroom Four

12' 10" x 10' 6" (3.91m x 3.20m)

Family Bathroom

10' 3" x 9' 11" (3.12m x 3.02m)

Integral Garage

16' 0" x 14' 10" (4.87m x 4.52m)

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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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