



2 Railway Close, Station Road
Walmer, Deal, CT14 7RL
£470,000

colebrooksturrock.com





2 Railway Close

Station Road, Walmer, Deal

One of five brand new detached bungalows within a select and secluded development offering spacious contemporary accommodation.

Situation

This brand new secluded development is tucked away behind Station Road yet is within close proximity to Walmer station providing a regular service along the coast and links to the Javelin high speed service to London St Pancras. Walmer Village is within walking distance and continues to be a focal point for those living in Upper Walmer with the churches and independent shops, housed in Victorian buildings, offering all the essentials expected in a village environment. 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 the bustling town of Deal. This fashionable coastal destination has won many awards for its charming seafront, coupled with eclectic high street, where you will find several restaurants and cafes, together with a selection of lovely independent shops and galleries. There are numerous local sporting facilities including championship golf courses, sailing clubs and the popular Walmer Tennis and Croquet club.

The Property

Railway Close is a select and secluded development of five brand new detached bungalows offering deceptively spacious contemporary accommodation, together with high spec eco credentials, with solar panels installed and air source heat pumps feeding underfloor heating throughout each property. Sleek design elements and a versatile layout further compliment the light filled accommodation, with the principal bedroom and reception room enjoying direct access onto the enclosed south facing garden. The generous kitchen/diner is fitted with a range of shaker units, integrated with washing machine, dishwasher and cooking appliances, with matching

island. The enviable master suite incorporates a dressing room and ensuite shower room, whilst two further double bedrooms are serviced by the family bathroom, with three piece matching white suite and separate large shower enclosure.

Outside

Railway Close has been attractively landscaped, with each property having a block paved driveway providing parking for two vehicles. To rear lies an enclosed lawned garden, which enjoys a southerly aspect and paved patio area.

Services

All mains services are connected to the property. An air source heat pump feeds the hot water and underfloor heating fitted throughout whilst solar panels provide electricity.

Local Authority

Dover District Council, White Cliffs Business Park, Whitfield, Dover, Kent, CT16 3PJ.

Tenure

Freehold

Current Council Tax Band: TBA

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
1325 sq.ft. (123.1 sq.m.) approx.



TOTAL FLOOR AREA : 1325 sq.ft. (123.1 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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Kitchen/Diner

23' 4" x 12' 4" (7.11m x 3.76m) plus recess

Sitting Room

15' 10" x 12' 3" (4.82m x 3.73m)

Master Bedroom

L-shaped 18' 11" x 16' 10" (5.76m x 5.13m) narrowing to 8' 7" (2.61m)

Dressing Room

7' 9" x 6' 9" (2.36m x 2.06m)

Ensuite Shower Room

7' 8" x 3' 11" (2.34m x 1.19m)

Bedroom Two

12' 4" x 10' 7" (3.76m x 3.22m)

Bedroom Three

12' 4" x 10' 7" (3.76m x 3.22m)

Bathroom

10' 1" x 8' 4" (3.07m x 2.54m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

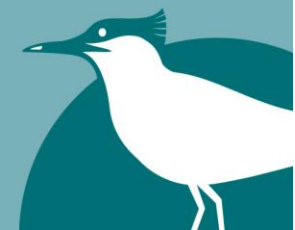
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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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