



24 Beech Tree Avenue
Sholden, Deal, CT14 0FB
£349,950

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24 Beech Tree Avenue

Sholden, Deal

A modern semi detached family home offering deceptively spacious accommodation in a picturesque village setting.

Situation

Sholden lies on the western edge of Deal and is home to a pretty Norman church, primary school, local cricket and hockey club, Cottington lakes and useful village store. Deal is a popular seaside resort offering an extensive range of high street and individual shops, cafes and restaurants and boasting a two mile long pebble shoreline, pier and Tudor Castle. The Cinque Port of Sandwich is a Medieval market town with the River Stour running through. The community thrives on local shops, pubs and restaurants with historic buildings aplenty. There are numerous leisure and sporting facilities locally and mainline train stations at both have a regular coastal service and high speed links to London St Pancras.

The Property

Set back from this picturesque tree lined road and overlooking the village cricket pitch is No: 24, an attractive modern semi detached town house. Beyond the crisp white clad facade lies deceptively spacious and well presented accommodation over three floors. The wide entrance hallway, with useful cloakroom, leads to a kitchen/breakfast room to the front, fitted with a range of sleek grey units and integrated fridge/freezer, dishwasher and cooking appliances. Beyond is a generous sitting/dining room with French doors overlooking and opening onto the west facing low maintenance garden. To the first floor are three bedrooms and a light filled family bathroom. An enviable principal bedroom suite occupies the second floor along with fitted wardrobes and a stylish ensuite shower room. This much loved family home is fully double glazed, gas centrally heated and features ample storage throughout.

Outside

The property has an enclosed low maintenance garden to the rear, measuring 36' 0" x 19' 5" (10.96m x 5.91m), landscaped with Indian sandstone paving and pebbles interspersed with alpine planting. The garden has a westerly aspect as well as a timber garden shed and outside tap. A timber gate leads to the rear parking area and car barn.

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: D

EPC Rating: B

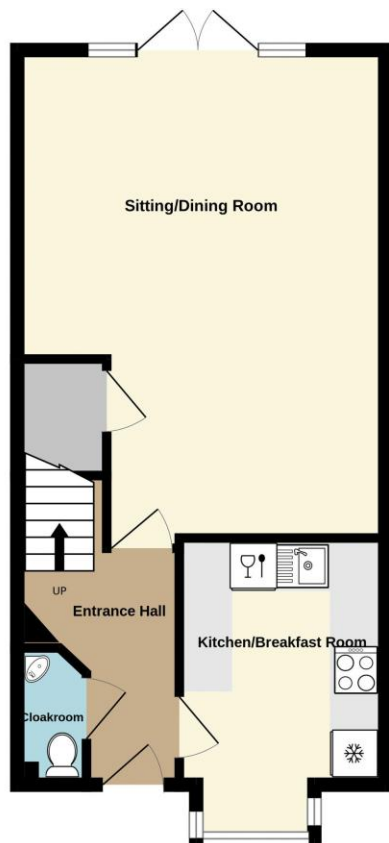
Agents Note

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.

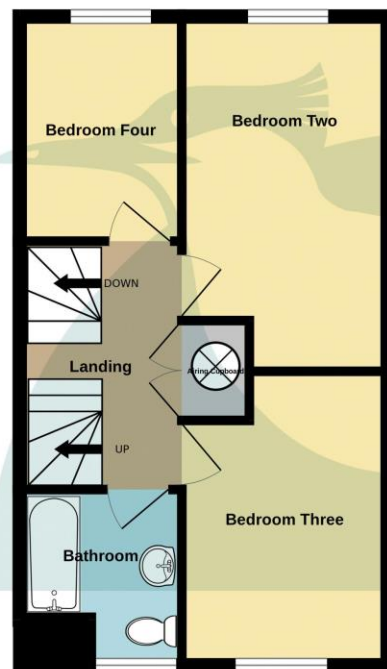


To view this property call Colebrook Sturrock on **01304 381155**

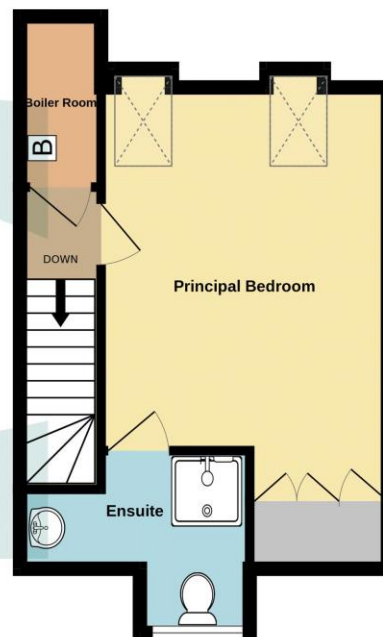
Ground floor
463 sq.ft. (43.0 sq.m.) approx.



First floor
396 sq.ft. (36.7 sq.m.) approx.



2nd floor
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA : 1181 sq.ft. (109.7 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Kitchen/Breakfast Room

12' 4" into bay x 8' 1" (3.76m x 2.46m)

Sitting/Dining Room

L-shaped 20' 0" max x 15' 1" max (6.09m x 4.59m)

Cloakroom

5' 7" x 2' 10" (1.70m x 0.86m)

First Floor

Bedroom Two

14' 6" x 8' 4" (4.42m x 2.54m)

Bedroom Three

12' 1" x 8' 4" (3.68m x 2.54m)

Bedroom Four

9' 2" x 6' 5" (2.79m x 1.95m)

Bathroom

7' 0" x 6' 4" (2.13m x 1.93m)

Second Floor

Principal Bedroom

14' 11" x 11' 4" (4.54m x 3.45m) plus wardrobe recess

Ensuite

9' 8" max x 7' 6" max (2.94m x 2.28m)

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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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