

36 Manor Road Deal, CT14 9BX £450,000

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# 36 Manor Road

# Deal

An enviable detached bungalow offering extended and versatile accommodation in a convenient location.

### Situation

Manor Road is situated on the western borders of accessed from the dining area. This truly beautiful and Convenience shops and amenities are locally available within Upper Deal and Mill Hill. Deal itself is mixture of double & triple glazing. a popular seaside resort, famed for its award winning high street which has a vibrant atmosphere and a Outside good selection of independent shops and popular eateries. The town has a most attractive historic quarter which was the first established Conservation Area in Kent, a bustling seafront, Grade II Listed pier and Tudor Castle. There are numerous leisure and sporting facilities available, together with a two mile promenade along the seafront. Deal also has a mainline train station with a regular coastal service and high speed links to London.

# The Property

Nestled centrally within its plot and enjoying a convenient location is this immaculately presented detached bungalow, having been extended and lovingly refurbished by the present owner. The bright and well thought out accommodation offers great versatility to suit a variety of needs. Two of the principal bedroom. bedrooms are currently utilised as a separate snug and study, both having built in storage, triple glazed Local Authority windows and engineered solid wood flooring which is Dover District Council. White Cliffs Business Park. laid to the majority of floors. The enviable principal Whitfield, Dover, Kent, CT16 3PJ. suite is a generous L-shaped room with seating area and dressing room as well as French doors overlooking and opening onto the garden. The bedrooms are serviced by a contemporary shower room accessed from the entrance hall. The sitting room enjoys a focal point fireplace, flanked by built in Current Council Tax Band: D storage, and a large picture window overlooking the private side patio. An opening from the sitting room EPC Rating: C leads through to a fantastic open plan dual aspect kitchen/dining room, fitted with a stunning deep blue Umbermaster kitchen and a comprehensive range of Agents Note integrated appliances, whilst large bi-folding doors The property is 'bought as seen' and the Agents are

Deal, with easy access into the town centre and the much loved home is gas centrally heated inclusive of A257 through to the Cinque Port of Sandwich. underfloor heating to the kitchen/dining room and principal bedroom, includes a water softener and has a

The property is set back from the road with a block paved driveway providing off road parking and a well tended lawned front garden complete with stocked corner flowerbed and low hedge border. A timber side gate leads to an enclosed side patio area and access to the rear garden beyond. The rear garden is attractively landscaped with a large patio spanning the rear elevation as well as an area of lawn surrounded by flower borders. There is also a timber garden shed and outside lighting and power points.

### Services

All mains services are understood to be connected to the property inclusive of gas central heating and underfloor heating to the kitchen/dining room and

## Tenure Freehold

and a roof lantern flood the space with natural light. A unable to comment on the state and condition of any useful utility room with bespoke fitted storage is fixtures fittings and appliances etc.







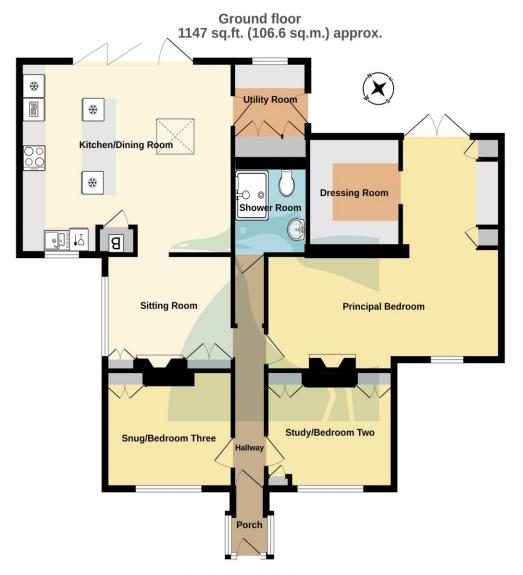








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Snug/Bedroom Three

11' 2" x 8' 8" (3.40m x 2.64m) plus recess.

Study/Bedroom Two

11' 2" x 8' 9" (3.40m x 2.66m)

Sitting Room

11' 2" x 8' 9" (3.40m x 2.66m)

Kitchen/Dining Room

18' 8" x 16' 3" (5.69m x 4.95m)

**Utility Room** 

5' 6" x 5' 5" (1.68m x 1.65m)

**Principal Bedroom** 

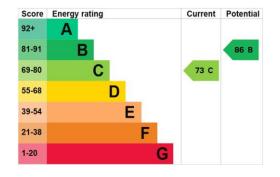
L-shaped 20' 6" max x 18' 9" max (6.24m x 5.71m)

**Dressing Room** 

8' 7" x 8' 1" (2.61m x 2.46m)

**Shower Room** 

7' 5" x 5' 6" (2.26m x 1.68m)



TOTAL FLOOR AREA: 1147 sq.ft. (106.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorpian contained here, measurements of doors, windows, comes and any other items are approximate and no responsibility is taken for any error, prospective purchaser. The services, species and applicances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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