



17 Patterson Close
Deal, CT14 9LZ
£320,000

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17 Patterson Close

Deal

A well maintained modern semi-detached bungalow set within a quiet residential road and being sold with no onward chain.

Situation

Patterson Close is a pleasant circular residential road, which lies on the western outskirts of Deal, it consists primarily of similar style properties and has easy access into the town centre and the A257 to Sandwich. Convenience shops and amenities are locally available within Upper Deal and Mill Hill. Deal itself is a popular seaside resort offering an extensive range of high street and individual shops, cafes and restaurants, along with a supermarket, post office and weekly market. 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 facilities available, together with a two mile footpath and cycle route along the seafront. Deal also has a mainline train station with a regular coastal service and high speed links to London.

The Property

Nestled amongst liked styled properties in this quiet and popular residential location is this well maintained modern semi-detached bungalow enjoying versatile accommodation and a south-west facing rear garden. A welcoming central hallway accesses all rooms, with a spacious bay windowed sitting room and separate kitchen/diner positioned to the front, and the two bedrooms to the rear. The kitchen is fitted with a matching range of farmhouse units, with integrated cooking appliances, and is linked to the sitting room via double doors. The two bedrooms are serviced by a bright modern wetroom, and a useful hallway storage cupboard houses the gas boiler. This much-loved home is fully double glazed, gas centrally heating and is being sold with no onward chain.

Outside

No: 17 is set back from the road by a neat lawned front garden whilst a block paved parking area lies adjacent. The block paving extends into a wide walkway to the side leading to a single garage, with up and over door. A timber gate leads through to a paved and enclosed rear garden enjoying a south-westerly aspect and an array of flowering plants and mature shrubs. The garden is accessed via French doors from the second bedroom, and a pedestrian door links the garage and garden.

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: C

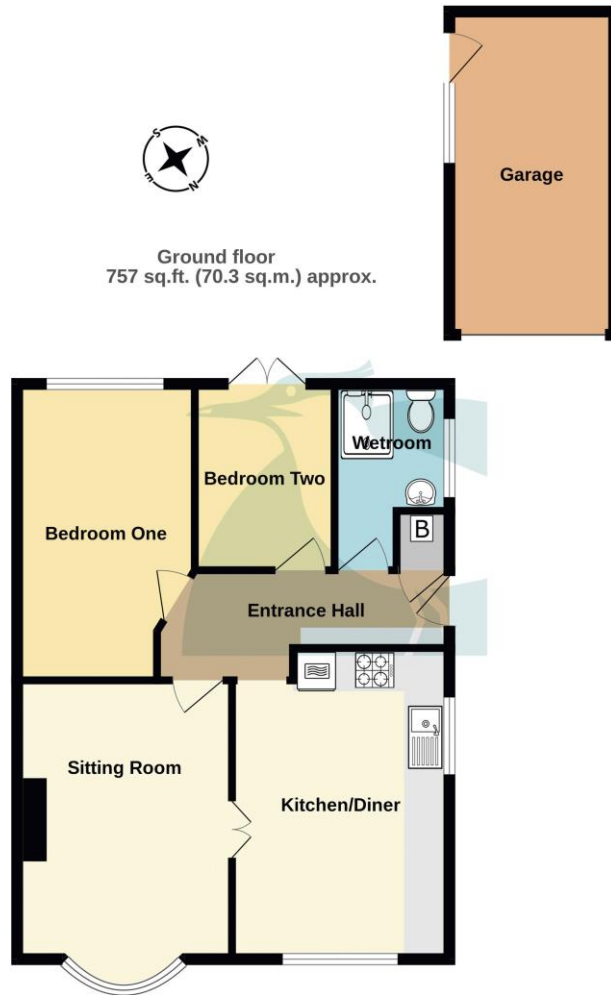
EPC Rating: C

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**



TOTAL FLOOR AREA : 757 sq.ft. (70.3 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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Sitting Room

13' 11" plus bay x 10' 10" (4.24m x 3.30m)

Kitchen/Diner

15' 7" max x 10' 11" (4.75m x 3.32m)

Bedroom One

15' 3" max x 8' 11" (4.64m x 2.72m)

Bedroom Two

9' 4" x 7' 0" (2.84m x 2.13m)

Wetroom

9' 3" x 5' 6" (2.82m x 1.68m)

Garage

16' 2" x 8' 3" (4.92m x 2.51m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 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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