



19 St. James Close, Deal
£400,000

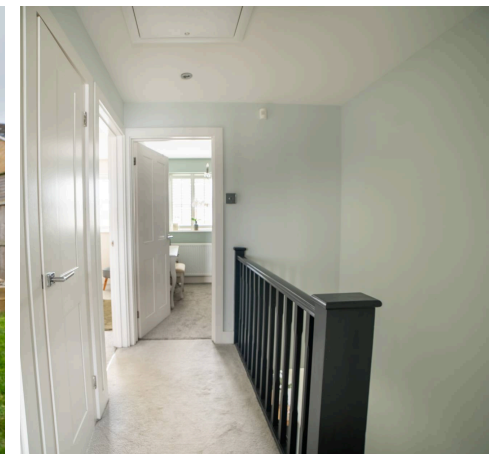
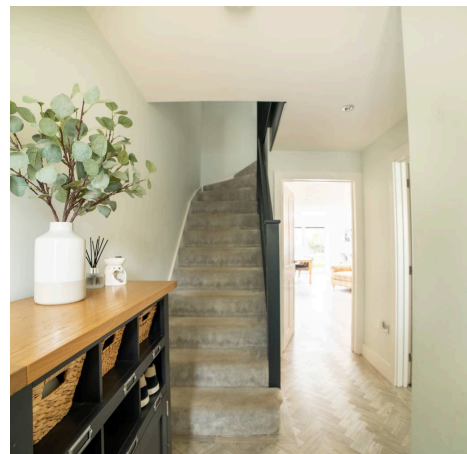


THE PROPERTY

A beautifully modern and extended 4 bedroom semi-detached home set in a quiet cul-de-sac location close to plenty of local amenities and within walking distance to the main town, stations and beach.

This home is ready to move into giving you more time to get the party started in the fabulous open plan, living, dining and kitchen area. The low maintenance gardens are also ready to enjoy from day one. Your next move could not be simpler!

- Double Glazing
- Gas Central Heating
- Boarded Loft
- Broadband - Fibre to the Premises
- Extended 4 Bedroom Modern Home
- Exceptional Open Plan Living Space
- Separate Utility Room
- Downstairs Cloakroom
- High Spec & Move in Ready
- Quiet Cul-de-Sac Location
- Driveway Parking
- Low Maintenance Gardens
- Council Tax band: C
- Tenure: Freehold
- EPC Energy Efficiency Rating: C
- EPC Environmental Impact Rating: C



INSIDE

The heart of the home, finished in Amtico flooring and flooded with natural light from the bi-fold doors and skylights, is the open plan living, dining and luxury kitchen finished with oodles of storage, 2 hi-spec Neff "slide and hide" eye level integrated ovens and built in Sonos speakers.

The large island with vented hob has further storage on both sides and plenty of room for seating providing a welcoming space while you cook, rustle up cocktails and chat to your friends and family.

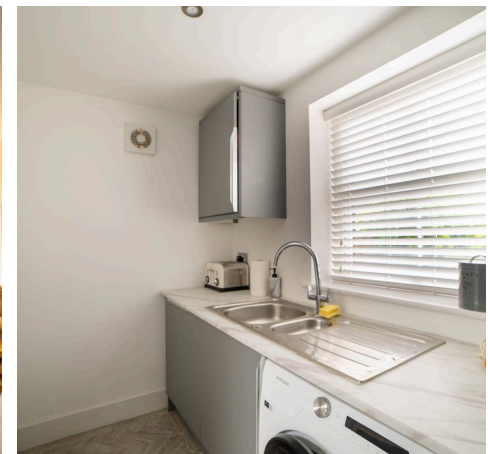
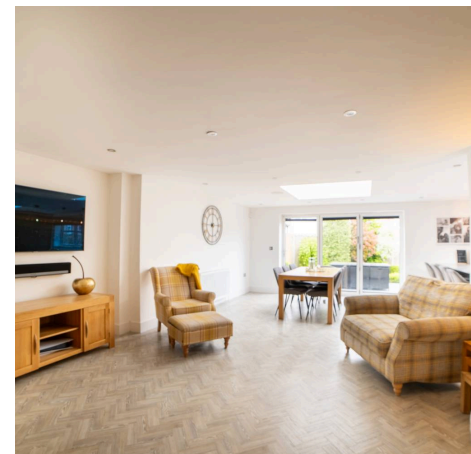
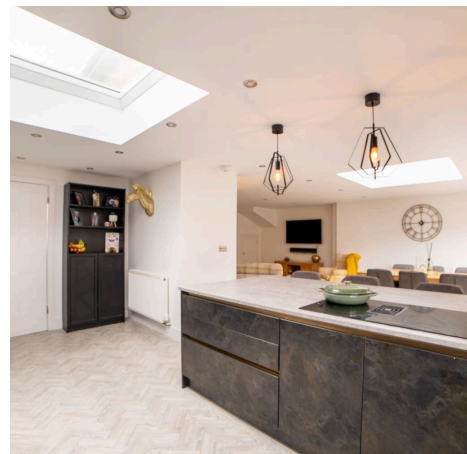
This whole area has been expertly designed with a utility room, with space for washing machine, tumble dryer and dishwasher along with extra storage is kept totally separate from the fun zone!

The dining area next to the bi-fold patio doors provides the perfect spot to entertain and spill out into the garden on sunny days.

The sitting area has plenty of room for a combination of sofas and chairs, providing a totally relaxing vibe. A handy downstairs cupboard provides extra storage for coats and shoes.

From the welcoming hallway, there is a downstairs cloakroom, and the third double bedroom, is currently being used as a home office.

The whole house is decorated with cool and warm tones with the occasional pop of vibrant colour.

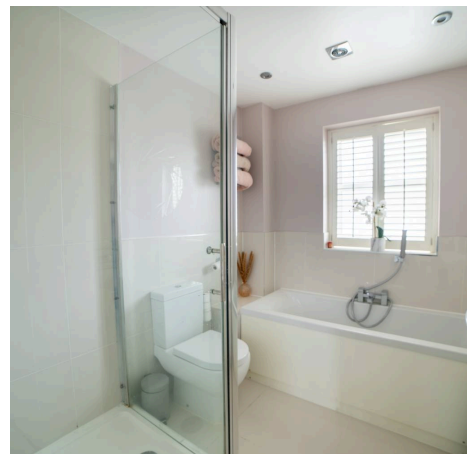


UPSTAIRS

The Principal Bedroom at the front of the property has a built-in wardrobe and is finished with a feature wall of Georgian style panelling adding a touch of luxury.

The second double bedroom is at the rear of the property, and the single bedroom is currently being used as a dressing room.

The family bathroom benefitting from a separate bath and shower, and a useful linen cupboard on the landing completes this floor.





ON YOUR DOORSTEP

This house will appeal to anyone that is looking for an easy move and easy living, but what tops this off is having little gems within walking distance from the house! The first stop is a modern gym, located where you exit the close, a local convenience shop, a Co-op with Post office, local Tesco, Fish & Chips, 2 Chinese takeaways, hair salon plus other local businesses and a pub to explore.

OUT AND ABOUT

This home is only a 20-minute walk in either direction to Deal Train Station, Town and Seafront or Walmer Station and Beach and 2 minutes' walk to the nearest bus stop.

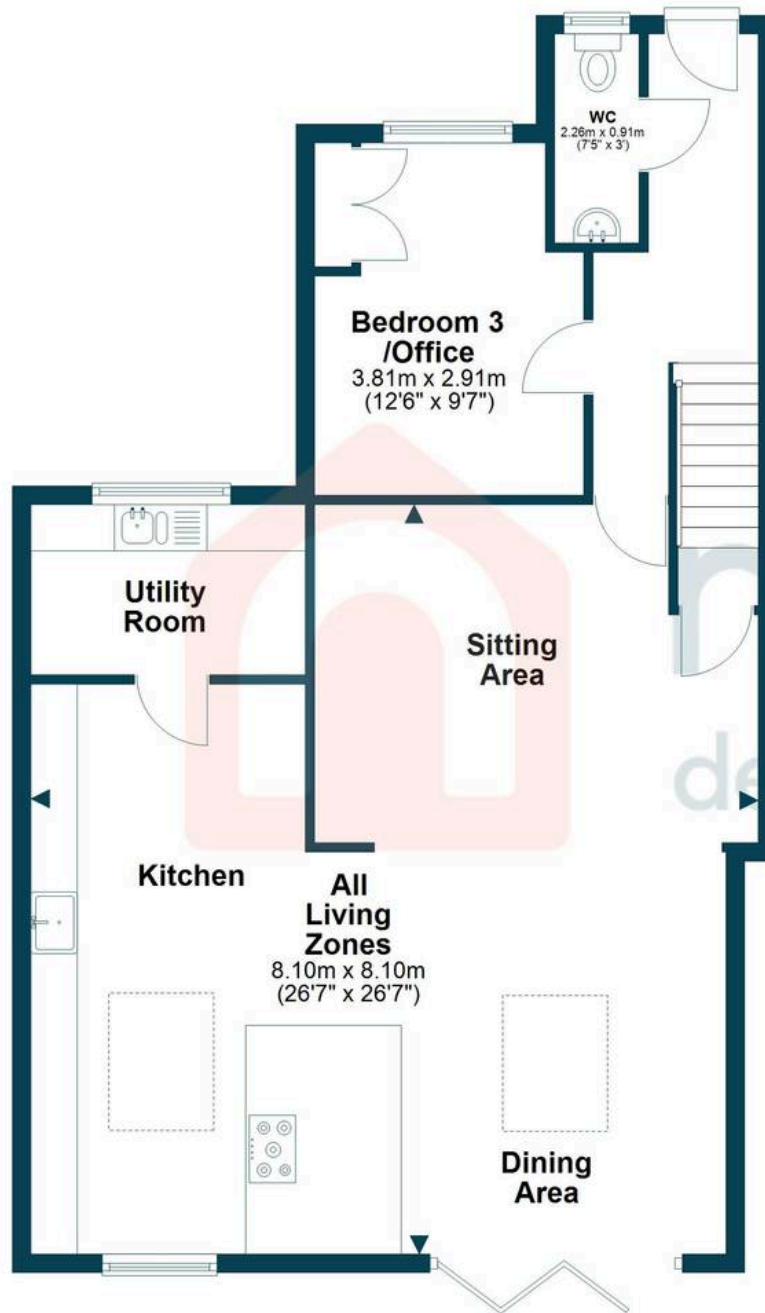
Deal is packed with traditional character and the feel of the 'smugglers lanes' have been preserved, surely one reason why this is such a well-loved & popular part of this historic maritime town. There's an awful lot of history contained in these higgledy-piggledy streets, plus many fantastic restaurants, independent shops, pubs & cafes. Not to mention a selection of galleries, antique shops and Leisure Centre.

If you prefer country walks and historic sites and strolls along the prom, there's plenty of choice nearby, including Walmer Castle and the nearby Deal battlements. Deal is also perfect for Cycling, with safe and flat routes along the seafront.

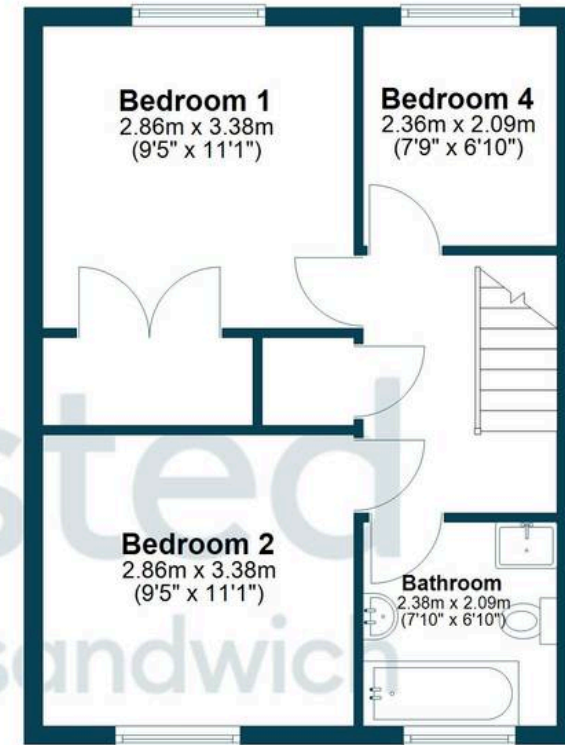
For those who favour walks over immaculately mowed fairways and manicured greens, there's the Royal Cinque Ports, Princes Golf Club and Walmer & Kingsdown golf clubs. Royal St George's, Sandwich (which has hosted 15 Open Championships, dating back to 1894) is less than a 15-minute drive away.



Ground Floor



First Floor



Total area: approx. 109.6 sq. metres (1180.2 sq. feet)



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