



14 Marlborough Road
Dover, CT17 9NB
£329,000

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14 Marlborough Road

Dover

An immaculately presented detached chalet bungalow set in a popular cul-de-sac location, with attractive surrounding views.

Situation

Marlborough Road is located in the highly desirable Elms Vale area of Dover, popular with families due to the close proximity to good schools and the recreation ground. The town centre and the main-line train station, offering the high speed service to London St. Pancras, are close by and there are good access routes to the A20/M20. The newly opened St. James' Retail and Leisure Park is also nearby which offers a good mix of high street shops and restaurants as well as a multiplex cinema.

The Property

This well presented and maintained detached chalet bungalow offers spacious and versatile accommodation, with a wonderful sense of light and openness throughout. Occupying a peaceful cul-de-sac position, the property enjoys attractive, well-established gardens and delightful elevated views over the surrounding area. The accommodation is accessed via a welcoming entrance hall, where the third bedroom is situated to the right-hand side. Straight ahead is the generous sitting room, featuring a charming log-burning stove and a large front window allowing natural light to fill the room. The sitting room flows seamlessly into the spacious dining area, where French doors open onto the beautiful rear gardens. The dining area leads through to the well-appointed kitchen, which benefits from ample storage and workspace. Beyond the kitchen is a useful utility area, providing access to the garden, and a convenient ground floor cloakroom. A curved staircase rises to the first-floor landing, which serves two generous double bedrooms. The principal bedroom offers excellent proportions, while the second bedroom enjoys a dual aspect overlooking the gardens. Completing the first floor is the family bathroom, together with a useful airing cupboard providing additional storage.

Outside

The property occupies a generous and particularly private sunken plot, set back from the road and enjoying a secluded position. To the front, a driveway provides off-road parking for several vehicles and leads to the single garage, which is complemented by additional parking space in front. Gated access is available on both sides of the property, leading through to the delightful rear gardens. Thoughtfully arranged over two tiers, the gardens offer a variety of spaces to relax and entertain. The upper patio terrace is enclosed by mature hedging, creating a private and sheltered setting from which to enjoy far-reaching views across the surrounding countryside and rolling hills beyond. Steps descend to the lower lawned garden, which is beautifully framed by an abundance of mature shrubs, planting and established borders. Tucked away in one corner is a charming summerhouse complete with power, lighting and insulation.

Services

All mains' services are understood to be connected to the property. Boiler is located in the loft.

Local Authority

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

Tenure

Freehold

Current Council Tax Band: D

EPC Rating: D

Agents Note

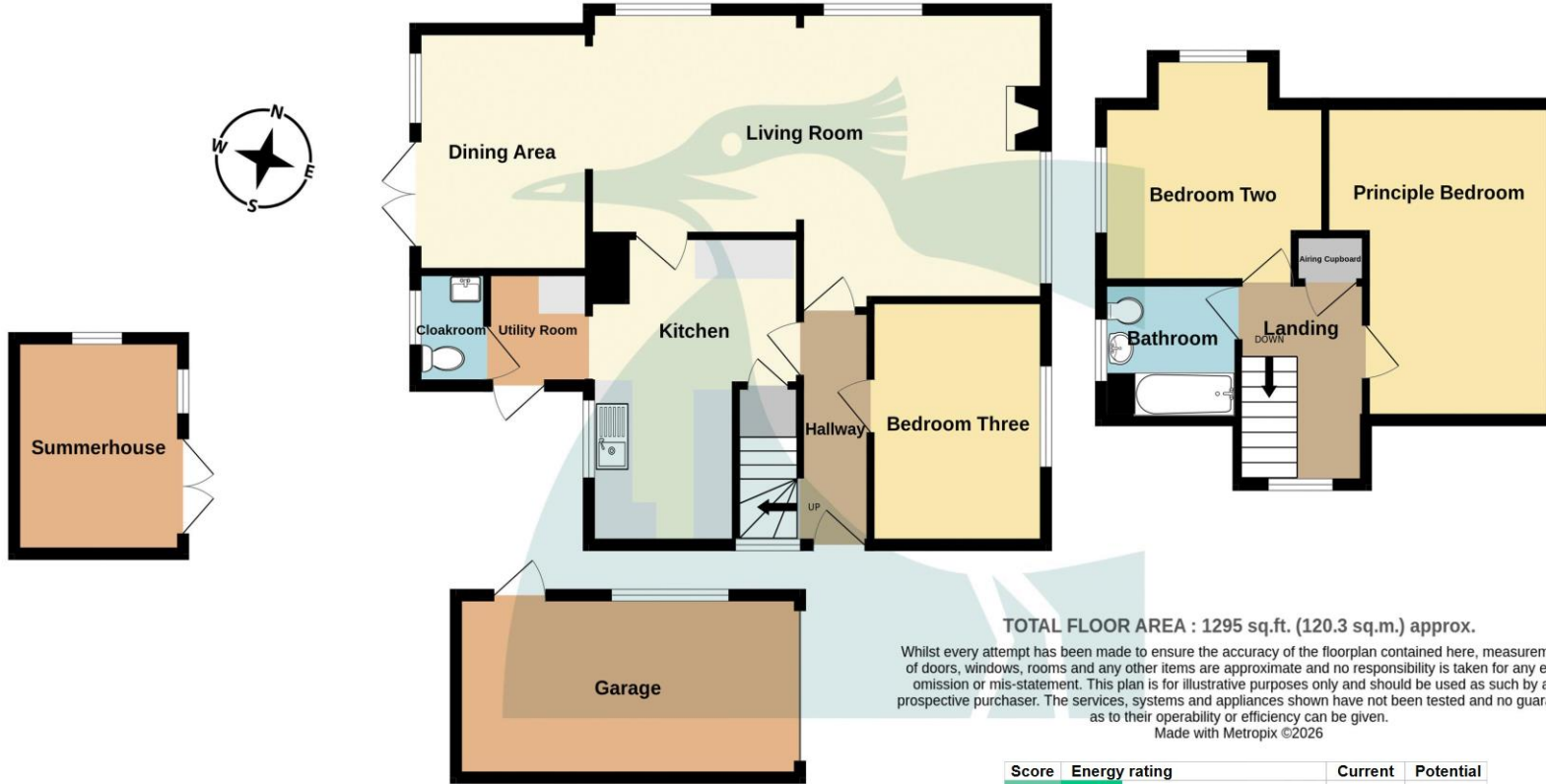
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



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

Ground floor
933 sq.ft. (86.7 sq.m.) approx.

First floor
362 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA : 1295 sq.ft. (120.3 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Entrance Hall
11' 1" x 3' 6" (3.38m x 1.07m)

Bedroom Three
11' 7" x 8' 7" (3.53m x 2.61m)

Living Room
22' 7" x 14' 4" (6.88m x 4.37m)

Dining Area
11' 6" x 8' 11" (3.50m x 2.72m)

Kitchen
14' 7" x 7' 1" (4.44m x 2.16m)

Utility Room
5' 5" x 5' 0" (1.65m x 1.52m)

Cloakroom
5' 2" x 3' 6" (1.57m x 1.07m)

First Floor

Principal Bedroom
15' 0" x 11' 2" (4.57m x 3.40m)

Bedroom Two
11' 11" x 10' 11" (3.63m x 3.32m)

Bathroom
6' 11" x 6' 6" (2.11m x 1.98m)

Garage
16' 10" x 8' 8" (5.13m x 2.64m)

Summerhouse
10' 3" x 8' 3" (3.12m x 2.51m)

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