



1 Almonry Cottages, The Street
Northbourne, Deal, CT14 0LG
£324,500

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1 Almonry Cottages

The Street, Northbourne, Deal

A deceptively spacious modern semi-detached house set in the picturesque hamlet of Northbourne boasting wraparound gardens and no onward chain.



Situation

1 Almonry Cottages occupies an elevated position within the picturesque hamlet of Northbourne, nestled equidistant between the A258 & A256 and home to the prestigious Northbourne Park School. Amenities are available in the neighbouring village of Great Mongeham. Nearby lie the enchanting historic towns of Sandwich and Deal, the latter's bustling centre a mere 2-4 miles distant. This coastal gem offers a delightful assortment of independent boutiques, eateries, and cafes, complemented by a lively seafront featuring a sprawling two-mile promenade, a pier with Grade II listing, and the regal Tudor Castle. The mainline railway station stands ready with its regular service, seamlessly connecting to the swift Javelin high-speed train bound for London's vibrant St. Pancras station.

The Property

Set in the picturesque hamlet of Northbourne is No: 1 Almonry Cottages, a modern semi-detached family home offering spacious accommodation, wraparound gardens and no onward chain. The entrance hallway is flanked by two spacious reception rooms, a sitting room to the right with feature fireplace and patio doors opening to the garden, and a dual aspect dining room to the left which is open plan to the kitchen. A rear lobby gives access to both a useful ground floor cloakroom and the garden. To the first floor are two double bedrooms and a good size single bedroom, all serviced by a modern bathroom suite. This well proportioned, chain free, home is double glazed and has oil fired central heating.

Outside

The property occupies an elevated position and is set back from the road by a lawned front garden. Vehicular access via Church Lane leads to an off-road parking space and a single detached garage, measuring approximately 17' 0" x 8' 0" (5.18m x 2.44m). The rear garden is irregular in shape and predominantly lawned, boasting a paved seating area positioned by the sitting room. An off-road public path leads directly to Almonry Meadow where there is a playground, and access to the parish hall and countryside walks.

Services

Mains electric and water are understood to be connected to the property. Oil fired heating and hot water. Private drainage.

Local Authority

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

Tenure

Freehold

Current Council Tax Band: C

EPC Rating: E

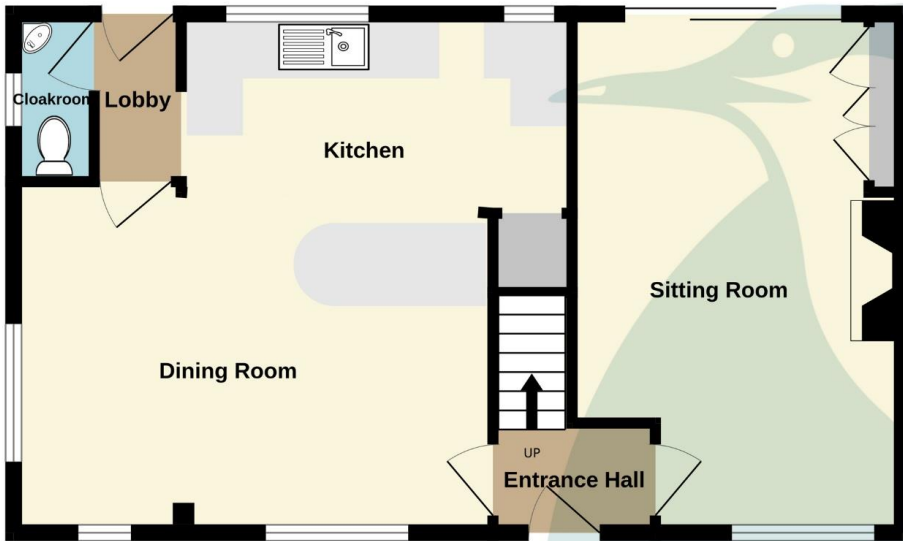
Agents Note

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.

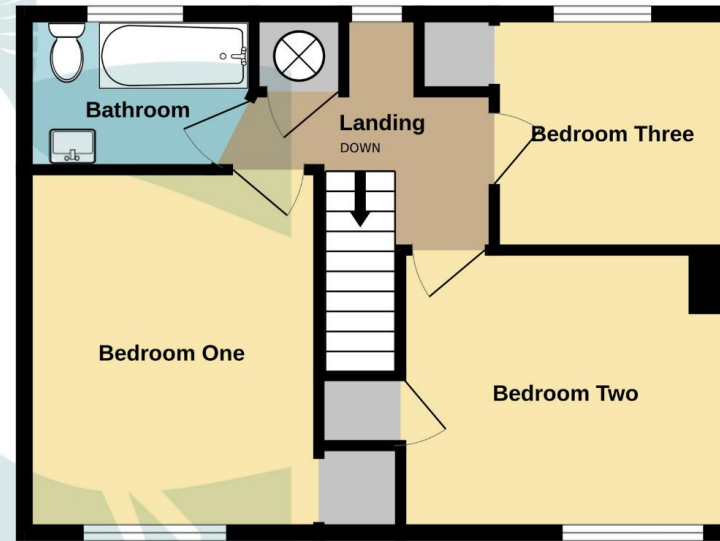


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Ground floor
560 sq.ft. (52.0 sq.m.) approx.



First floor
449 sq.ft. (41.7 sq.m.) approx.



Sitting Room
18' 2" x 11' 7" (5.53m x 3.53m)

Dining Room
16' 10" x 12' 4" (5.13m x 3.76m)

Kitchen
13' 9" x 7' 0" (4.19m x 2.13m)

Cloakroom
5' 6" x 2' 5" (1.68m x 0.74m)

First Floor

Bedroom One
12' 9" x 10' 5" (3.88m x 3.17m)

Bedroom Two
11' 7" x 9' 7" (3.53m x 2.92m)

Bedroom Three
8' 4" x 8' 4" (2.54m x 2.54m)

Bathroom
7' 10" x 5' 2" (2.39m x 1.57m)

TOTAL FLOOR AREA : 1008 sq.ft. (93.7 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		
69-80	C		72 C
55-68	D		
39-54	E	47 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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