



House Martin, 5 Balmoral Road
Kingsdown, Deal, CT14 8DB
£480,000

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House Martin

5 Balmoral Road, Kingsdown, Deal

A deceptively spacious detached family home set in the coastal village of Kingsdown a short stroll from the village primary school.

Situation

Balmoral Road forms part of this sought after part of Kingsdown ideally located within the village, just a short stroll to the local "Outstanding" Ofsted rated primary school. This ever-popular village enjoys a range of local amenities which include a post office, hairdressers, high class butchers and convenience shop, together with three local inns. To the east, the natural boundary of the English Channel provides an unspoilt pebble shoreline with two-mile cycle route and footpath all the way to Deal. This fashionable coastal destination has much to offer and has won many awards for its charming seafront, coupled with eclectic high street, where you will find several eateries and a selection of interesting independent and vintage shops. Walmer and Martin Mill train stations provide a regular service along the coast and also to the Javelin high speed service to London St Pancras.

The Property

Nestled in the coastal village of Kingsdown, this deceptively spacious detached home offers generous accommodation throughout and makes an ideal home for a growing family. Perfectly positioned just a short stroll from the village's Ofsted-rated Outstanding primary school, the property welcomes you with an impressive entrance hall. To the left, a versatile reception room and convenient downstairs WC provide practical and flexible living space, while the spacious open-plan kitchen/dining room creates the perfect setting for family life and entertaining. To the rear, a generous sitting room offers a warm and inviting retreat, complete with a wood-burning stove and French doors open directly onto the garden. Upstairs, the property continues to impress with two well-proportioned double bedrooms and an impressive principal bedroom, complete with an

ensuite bathroom and a walk-in wardrobe. A family bathroom and access to a loft storage complete the first-floor accommodation.

Outside

The property is set back from the road by a block paved driveway providing ample off-road parking. To the rear is a two-tiered, enclosed garden enjoying a both a good size and privacy. A low-level paved patio wraps around the rear elevation whilst a brick retaining wall and central steps lead up to a level lawned garden, bounded by mature planting.

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: E

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**



Entrance Hall

19' 2" x 5' 7" (5.84m x 1.70m) extending to 11' 9" (3.58m)

Cloakroom

8' 1" x 3' 1" (2.46m x 0.94m)

Family Room

18' 2" x 9' 2" (5.53m x 2.79m)

Kitchen/Dining Room

26' 4" x 9' 6" (8.02m x 2.89m)

Sitting Room

22' 0" x 14' 8" (6.70m x 4.47m) narrowing to 10' 8" (3.25m)

First Floor

Bedroom One

11' 6" x 11' 3" (3.50m x 3.43m)

Ensuite

7' 3" x 5' 0" (2.21m x 1.52m)

Walk in Wardrobe

7' 1" x 5' 0" (2.16m x 1.52m)

Bedroom Two

12' 11" x 9' 1" (3.93m x 2.77m)

Bedroom Three

12' 11" x 9' 1" (3.93m x 2.77m)

Bathroom

8' 9" x 7' 0" (2.66m x 2.13m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 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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