



2 St. Francis Close
Deal, CT14 9LS
£320,000

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2 St. Francis Close

Deal

An immaculate semi-detached modern family home offering spacious accommodation, with a converted garage, private garden and driveway parking.

Situation

St. Francis Close is a quiet cul-de-sac positioned along St Richards Road within the boundary of Great Mongeham, enjoying a delightful backdrop of rolling countryside behind. An array of local shops are positioned further along St. Richards Road, including grocery stores for everyday needs, as well as bus routes and a mainline railway station at Walmer linking to the high-speed service to London St Pancras. The seafront is less than two miles away with its pebble shoreline, popular promenade and cycle path. Deal to the East is a thriving traditional seaside town, providing a wide range of amenities including a wonderful mix of individual shops, restaurants and cafes, an interesting seafront and Grade II listed pier. The town not only has period charm but also a flourishing community with a weekly market and events throughout the year.

The Property

Set back from the road, this immaculately presented and thoughtfully reconfigured semi-detached family home offers spacious, light-filled accommodation, accessed via a welcoming entrance porch. The generously proportioned sitting room with feature log burner fireplace flows seamlessly into a bright open-plan kitchen/dining room, beautifully fitted with sage green units and wooden worktops, with sliding doors opening onto a sunny patio and garden beyond. To the front, the former garage has been converted to provide an additional reception room, currently used as a playroom. Upstairs, there are three bedrooms, two of which are doubles, along with a spacious, modern bathroom. This lovingly maintained home further benefits from full double glazing and gas central heating throughout.

Outside

A block-paved driveway to the front provides off-road parking for two vehicles, including one space in front of the former garage, now converted, with access leading to the entrance porch. A timber gate offers convenient side access to the rear garden. The landscaped rear garden enjoys a desirable south-easterly aspect and offers a high degree of privacy with a peaceful ambiance. A sleek paved patio spans the rear width of the property, with central steps rising to a well-kept lawn. From here, there are glimpses of the surrounding countryside in the distance. A central pathway leads through the garden to a former workshop, now divided into a bar area to one side and a practical garden store to the other.

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

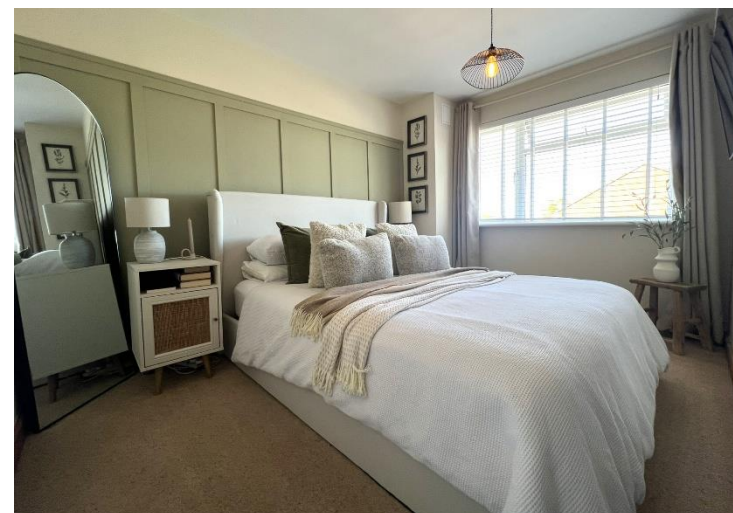
Freehold

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**

Ground floor
651 sq.ft. (60.5 sq.m.) approx.

First floor
411 sq.ft. (38.2 sq.m.) approx.



Porch

7' 6" x 5' 0" (2.28m x 1.52m)

Sitting Room

17' 3" x 11' 3" (5.25m x 3.43m)

Kitchen/Dining Room

17' 3" x 9' 2" (5.25m x 2.79m)

Play Room

15' 1" x 7' 8" (4.59m x 2.34m)

First Floor Landing

9' 10" x 5' 11" (2.99m x 1.80m)

Principal Bedroom

11' 8" x 8' 6" (3.55m x 2.59m)

Bedroom Two

12' 2" x 8' 6" (3.71m x 2.59m)

Bedroom Three

8' 6" x 7' 2" (2.59m x 2.18m)

Bathroom

6' 9" x 5' 5" (2.06m x 1.65m)

Outdoor Bar

11' 0" x 7' 1" (3.35m x 2.16m)

Garden Store

7' 5" x 6' 9" (2.26m x 2.06m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

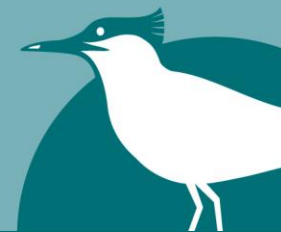
TOTAL FLOOR AREA : 1062 sq.ft. (98.6 sq.m.) approx.

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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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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