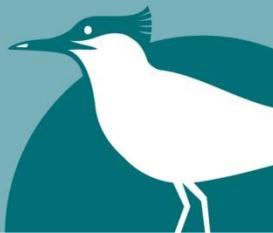




Maple, Nelson Park Road
St Margaret's At Cliffe, CT15 6HL
£495,000

colebrooksturrock.com





Maple

Nelson Park Road, St Margaret's At Cliffe

A spacious, modern detached family home situated on the outskirts of the village in a quiet side road.

Situation

Maple is located on the northern boundary of this tranquil and sought after coastal village which forms an attractive fold in the dramatic White Cliffs of Dover, steeped in history and being located at one of the closest points to the continent. The sheltered beach has a popular cafe and The Coastguard Inn. The village centre itself is less than one mile distant with a general store, post office, several inns and cafes and a primary school which has been voted Outstanding by Ofsted. To the north lies the Cinque Port town of Deal and to the south the Port of Dover. Mainline rail services inclusive of the Javelin High Speed link to London St Pancras, can be found just a short drive away at Martin Mill.

The Property

Commissioned by the present owners, Maple was built in 2007 creating a desirable, modern family home. Subsequent improvements have taken place, not least a new kitchen, en-suite shower room, bi-fold doors and redecoration. A wide entrance hall leads to a sociable open plan kitchen/dining room extending the full depth of the house with stylish new units and work tops. A useful utility room also provides access to the garden. The dual aspect sitting room is opposite with bifold doors into the garden and a multi-fuel stove remaining the centre piece. A ground floor cloakroom further compliments this level. Stairs rise to a galleried landing where there are four bedrooms, one of which enjoys an en-suite shower room plus separate dressing/wardrobe area, and a bright family bathroom.

Outside

A block paved driveway provides parking for several vehicles and a side gate offers access to the rear garden and side gated bin area/store area and large shed to side. A paved walkway extends the full width of the house with steps up to a raised lawn and flower borders. A small pond/water feature and seating area is suitable for outside dining and a summerhouse is located behind. A hot tub and gazebo are tucked away in one corner and may be available by separate negotiation.

Services

All main services are connected inclusive of gas central heating and solar panels.

Local Authority

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

Current Council Tax Band: E

EPC Rating: B

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.

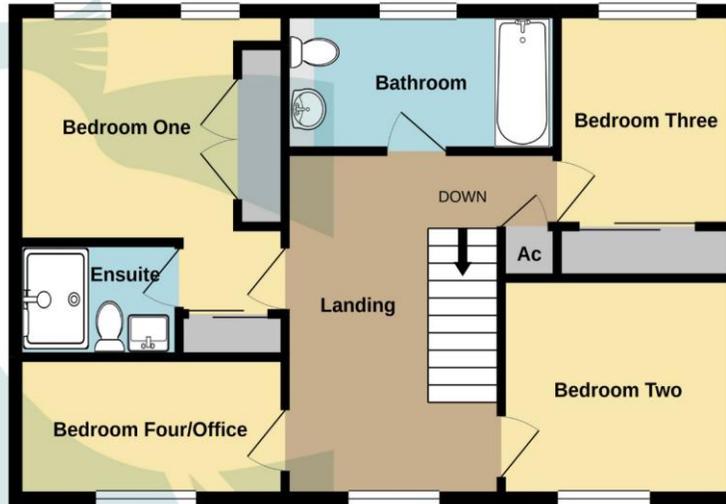


To view this property call Colebrook Sturrock on **01304 852212**

Ground floor
717 sq.ft. (66.6 sq.m.) approx.



First floor
616 sq.ft. (57.2 sq.m.) approx.



TOTAL FLOOR AREA : 1333 sq.ft. (123.9 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A	91	100
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Cloakroom

6' 3" x 2' 7" (1.91m x 0.80m)

Sitting Room

23' 6" x 11' 5" (7.16m x 3.49m)

Kitchen/Dining Room

23' 5" x 10' 5" (7.14m x 3.17m)

Utility Room

9' 4" x 6' 6" (2.85m x 1.98m)

First Floor

Bedroom One

12' 8" x 9' 4" (3.86m x 2.85m)

Ensuite Shower Room

7' 1" x 4' 8" (2.15m x 1.41m)

Bedroom Two

10' 11" x 10' 8" (3.32m x 3.26m)

Bedroom Three

8' 2" x 8' 0" (2.49m x 2.45m)

Bedroom Four/Office

12' 8" x 5' 10" (3.86m x 1.77m)

Family Bathroom

9' 3" x 6' 5" (2.82m x 1.96m)

3 High Street, St Margarets-At-Cliffe, Kent CT15 6AT

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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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