



29 Thistledown  
Walmer, CT14 7XE  
£450,000

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# 29 Thistledown

Walmer

A chain free, modern detached family home on a larger than average plot in a quiet and popular residential cul-de-sac location.

## Situation

Thistledown is a quiet residential cul-de-sac, consisting of modern family homes in Upper Walmer, close to the village centre which offers a good range of amenities with a butcher, baker, chemist, general store and two inns. There are further shops and a growing selection of cafes and restaurants to be found on Lower Walmer seafront. A short distance away is the mainline railway station from where frequent services connect to local towns and the Javelin high speed link to London St Pancras. The seafront lies to the east with its two mile shoreline and popular promenade and cycle path between Deal and Kingsdown. Deal town centre to the north has won many awards for its traditional seaside vibe, eclectic high street and creative arts scene.

## The Property

Set within a quiet cul-de-sac located in Upper Walmer is this modern detached family house offering well proportioned accommodation together with a generous rear garden and no onward chain. The entrance hallway includes a useful cloakroom as well as ample storage whilst the dual aspect kitchen/diner lies adjacent, fitted with a range of matching units and integrated appliances. To rear is a light sitting room with French doors opening into a spacious conservatory spanning the rear elevation. Access into the integral garage is obtained via the conservatory. To the first floor are four bedrooms serviced by a family bathroom and an ensuite shower room to bedroom one. The property is fully double glazed and gas centrally heated and also boasts solar panels.

## Outside

To front is a small lawned area with pathway to front door whilst a tarmac driveway runs alongside providing off road parking and vehicular access to the integral single garage. To rear is a generous lawned garden enclosed by panelled fencing.

## Services

All mains services are understood to be connected to the property inclusive of solar panels.

## Local Authority

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

## Tenure

Freehold

**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.





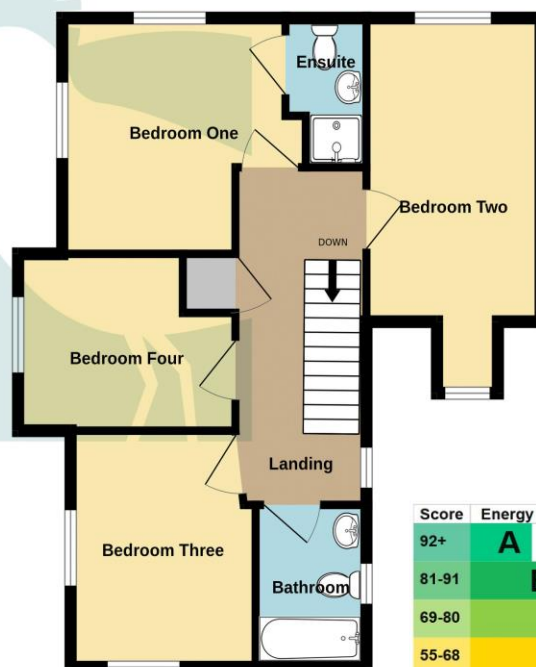
To view this property call Colebrook Sturrock on **01304 381155**



Ground floor  
859 sq.ft. (79.8 sq.m.) approx.



First floor  
585 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA : 1443 sq.ft. (134.1 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	83 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Cloakroom

5' 10" x 2' 9" (1.78m x 0.84m)

## Kitchen/Diner

19' 9" x 10' 5" (6.02m x 3.17m) narrowing to 8' 3" (2.51m)

## Sitting Room

15' 5" x 10' 11" (4.70m x 3.32m)

## Conservatory

23' 6" x 12' 3" max (7.16m x 3.73m)

## First Floor

### Bedroom One

11' 1" x approximately 11' 0" (3.38m x 3.35m) narrowing to 8' 4" (2.54m)

### Ensuite Shower Room

4' 6" x 3' 11" (1.37m x 1.19m) plus shower cubicle recess

### Bedroom Two

14' 0" plus dormer recess x 9' 2" (4.27m x 2.79m)

### Bedroom Three

11' 2" x 9' 2" (3.40m x 2.79m) narrowing to 8' 4" (2.54m)

### Bedroom Four

10' 7" max x 8' 4" (3.23m x 2.54m)

### Family Bathroom

7' 7" x 5' 5" (2.31m x 1.65m)

### Garage

19' 0" x 8' 6" (5.79m x 2.59m)

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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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