



3 Nelson Park Road
St. Margarets-At-Cliffe, CT15 6HL
£660,000

colebrooksturrock.com





3 Nelson Park Road

St. Margarets-At-Cliffe

A spacious detached bungalow, constructed in 2016, offering generous and well proportioned accommodation situated on the outskirts of this popular village.

Situation

Nelson Park 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. A regular bus service from Station Road provides access to the larger towns of Deal and Dover where a wide range of independent and high street stores are present. The surrounding countryside consists of gently undulating hills, the dramatic white cliffs of Dover and the ever popular St Margaret's Bay with its secluded beach and popular inn; The Coastguard, set among protected National Trust land. The main line railway station at Martin Mill is approximately two miles away with links to the Javelin high speed service to London St Pancras.

The Property

This spacious modern detached bungalow was constructed in 2016 to a high specification by renowned local builders, Claringbold, and offers generous, well proportioned accommodation and a thoughtful layout. From the wide central hallway, with useful cloakroom, the principal living areas lie to the rear and enjoy an abundance of natural light with each space having dual or triple aspect and include a conservatory. The utility and kitchen/breakfast room are both well fitted with a range of oak effect shaker style units capped with contrasting worktops and fully integrated Neff appliances. To the front are three generous double bedrooms, all having ample wardrobe storage, and a contemporary bathroom fully fitted with a three piece matching suite and separate shower enclosure. A further matching ensuite shower room serves the master bedroom. This well maintained chain free bungalow, still within its 10 year NHBC warranty, is fully double glazed, has underfloor heating running throughout and is fitted

with solar panels as well as a whole house ventilation system.

Outside

The property is set back from the road by a generous block paved driveway providing ample parking and access to the good size single garage, with electric roller door and rear pedestrian access. Wide access is available to both sides with attractive paving that extends through to the side and rear garden. A combination of paving and shingle lie to the rear creating a low maintenance space with established planting to borders as well as enjoying a pleasant outlook to rear.

Services

All mains services are understood to be connected to the property inclusive of underfloor heating throughout and solar panels.

Local Authority

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

Tenure

Freehold

Current Council Tax Band: F

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
1951 sq.ft. (181.3 sq.m.) approx.



TOTAL FLOOR AREA : 1951 sq.ft. (181.3 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.
Made with Metropix ©2022

Sitting Room
18' 3" x 15' 0" (5.56m x 4.57m)

Dining Room
16' 7" x 13' 8" (5.05m x 4.16m)

Kitchen/Breakfast Room
15' 4" x 11' 9" (4.67m x 3.58m)

Conservatory
17' 3" x 8' 4" (5.25m x 2.54m)

Utility Room
11' 7" x 5' 10" (3.53m x 1.78m)

Cloakroom
8' 8" x 2' 11" (2.64m x 0.89m)

Master Bedroom
17' 5" x 11' 7" (5.30m x 3.53m)

Ensuite Shower Room
11' 7" x 5' 10" (3.53m x 1.78m) narrowing to 3' 7" (1.09m)

Bedroom Two
12' 8" x 11' 4" (3.86m x 3.45m) plus recess

Bedroom Three
11' 10" x 10' 6" (3.60m x 3.20m) to front of wardrobes

Bathroom
Irregular shape 11' 7" x 6' 0" max width (3.53m x 1.83m)

Garage
16' 10" x 11' 7" (5.13m x 3.53m)

Score	Energy rating	Current	Potential
92+	A		106 A
81-91	B	91 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

3 High Street, St Margarets-At-Cliffe, Kent CT15 6AT
t: 01304 852212
st.margarets@colebrooksturrock.com



colebrooksturrock.com



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.

C1181 Printed by Ravensworth 01670 713330

Also in: Walmer • Ash • Saltwood • Sandwich • Bridge • Elham • Hawkinge