



Jenkinson realestates

Shemara Court | Woodnesborough Lane
Eastry
Asking Price £375,000

Freehold

Energy Performance Rating = B

Modern Detached Home
Driveway

Offering Three Bedrooms
Popular Cul-de-Sac Location

Front and Rear Gardens
En-Suite Shower Room

Exclusively via Jenkinson Estates comes to the market this semi detached home in the popular cul-de-sac location of Shemara Court, Eastry. This modern home offers spacious accommodation throughout and is accessed into an entrance hallway which leads into an impressive sitting room and a separate W.C from the hallway. The sitting room which is open plan through to the kitchen / dining room. The kitchen is fully fitted and overlooks the rear garden, while the dining space offers French doors that open to the rear garden. The first floor continues to impress with three bedrooms, the main bedroom benefits from an en-suite shower room. The third bedroom, which again is a good size, is currently being used as a home office. The family bathroom, which comprises of a four piece suite, completes the accommodation. Externally the property benefits from a driveway, with gated access to the rear enclosed garden. The property is double glazed throughout and has a gas fired central heating system. All viewings are strictly by appointment via the Sole Agents Jenkinson Estates.

Council Tax Band D

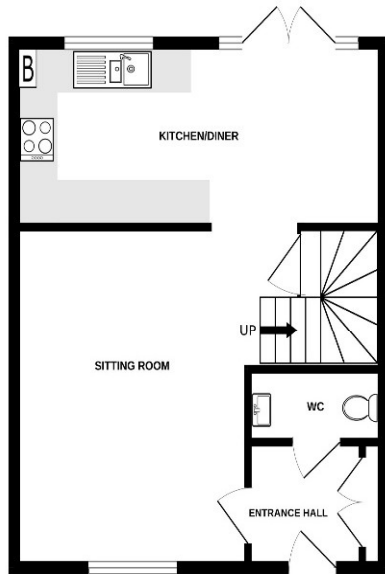
Vendor advises, 04/2025;

Estates Charge - 200p/a

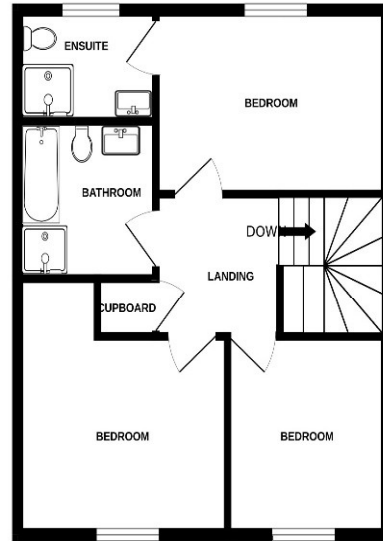




GROUND FLOOR



1ST FLOOR



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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Accommodation

Entrance Via;

Hallway

6'2" x 4'8" (1.88m x 1.42m)

Sitting Room

17'6" x 12'4" (5.33m x 3.76m)

Kitchen / Dining Room

19'6" x 10'2" (5.94m x 3.10m)

Ground Floor W.C

6'8" x 3'2" (2.03m x 0.97m)

First Floor Landing

12'4" x 6'8" (3.76m x 2.03m)

Bedroom One

12'4" x 10'3" (3.76m x 3.12m)

En-Suite Shower Room

6'8" x 5'2" (2.03m x 1.57m)

Bedroom Two

13'2" (Max) x 10'5" (4.01m x 3.18m)

Bedroom Three

9'8" x 8'7" (2.95m x 2.62m)

Family Bathroom

9'8" x 8'7" (2.95m x 2.62m)

Driveway

Front and Rear Gardens

Jenkinson Estates

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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

