



Jenkinson realestates

Kiln Close

Deal

Asking Price £459,950

Freehold

Energy Performance Rating = B

Semi Detached Home

Rear Enclosed Gardens

Offering Four Double Bedrooms

Two En-Suite Shower Rooms

Allocated Parking Spaces

Popular Location

Jenkinson Estates are pleased to bring to the market this modern, semi detached home in the sought after location of Kiln Close, a cul-de-sac within the Pottery Grove Development by Quinn Estates. This particular example of these favoured homes is "The Canterbury" which offers modern living within a spacious and well designed environment. The ground floor is accessed via an entrance hallway and opens into a light and airy open plan sitting / dining / kitchen area, which overlooks and opens onto the already landscaped rear garden. The separate W.C. completes the ground floor accommodation. The first floor continues to impress with two double bedrooms, both of which benefits from its own en-suite shower room. The property continues with the second floor which again offers an additional two double bedrooms and the family bathroom. Externally there is allocated off street parking for two cars and landscaped rear garden. A fine example of these great homes that offer the convenience of being just a short walk to Deal's vibrant town centre, mainline railway station with its fast links to London St Pancras and the far reaching beach and promenade that this wonderful town by the sea offers. All viewings are strictly by appointment via the Sole Agent Jenkinson Estates.

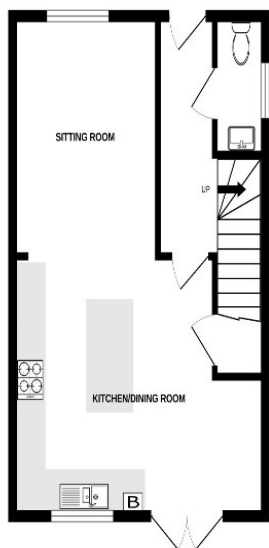
Council Tax Band D

Service Charge - £106.00p/a

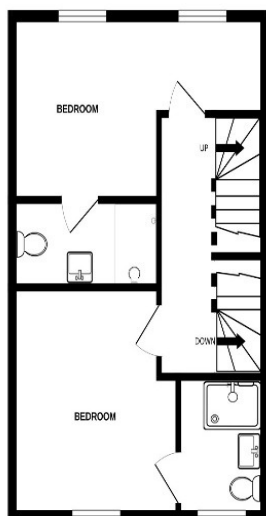




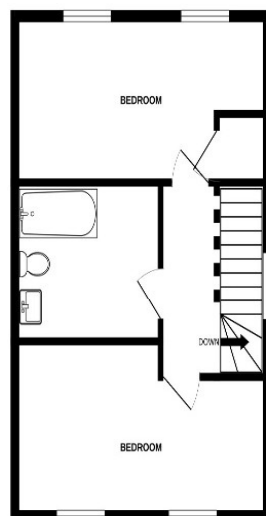
GROUND FLOOR



1ST FLOOR



2ND 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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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.



Accommodation

Entrance Via;
Hallway

Kitchen / Dining Room

17'5" x 14'2" (5.31m x 4.32m)

Sitting Room

10'7" x 9'8" (3.23m x 2.95m)

W.C.

5'7" x 2'8" (1.70m x 0.81m)

First Floor Landing

10'6" x 7'2" (3.20m x 2.18m)

Bedroom One

11'4" x 11'2" (3.45m x 3.40m)

En-Suite Shower Room

7'9" x 5'6" (2.36m x 1.68m)

Bedroom Two

17'5" x 8'5" (5.31m x 2.57m)

En-Suite Shower Room

10'1" x 4'3" (3.07m x 1.30m)

Second Floor Landing

7'11" x 7'2" (2.41m x 2.18m)

Bedroom Three

17'5" x 8'9" (5.31m x 2.67m)

Bedroom Four

17'5" x 9'1" (5.31m x 2.77m)

Family Bathroom

9'4" x 6'9" (2.84m x 2.06m)

Front and Rear Gardens

Two Allocated Parking Spaces

