



8 DUNSTALL LANE

£525,000 Freehold

This detached property features five bedrooms, a generous living room/dining room, separate kitchen with utility room, private rear garden as well as a garage and driveway. The property was built in 2016 and therefore has 3 years remaining on the NHBC.



8 Dunstall Lane TN29 0AB

**NO ONWARDS CHAIN , FIVE BEDROOM DETACHED HOUSE ,
THREE BATHROOMS , PRIVATE GARDEN , DRIVEWAY , GARAGE**

Description

Motis are proud to offer a detached 5 bedroom property with 3 bathrooms in a well-positioned quiet area of St Marys Bay with wonderful views from the rear. The property is close to the beach, local shops and amenities, with excellent road links to the south coast and Ashford, where you can catch High Speed 1 to London in 38 minutes.

The property was built to an exceptional high-end finish in a quiet mews in 2016. There is quality floor coverings and stylish decoration throughout. A modern kitchen, luxury bathroom and shower rooms with Juliet balcony to the master bedroom from where you can enjoy stunning views. The rear garden has been landscaped with artificial grass and has a patio area for entertaining. At the front you are greeted by a well-maintained garden with shrubs as borders with the block paved driveway for two vehicles and the garage which also has integral access. The garage also has the added benefit of an electric door.

When you enter the property, you come into an entrance hall which leads onto the kitchen as well as the spacious living room/dining room to the rear, appreciating views over the garden. The kitchen has a tiled floor and benefits from a glass splashback. There is an integrated fridge freezer and dishwasher and soft close cupboards. The kitchen also has the added feature of an instant boiling water tap. Beyond the living room is the utility room with space for a washing machine and tumble dryer and access into the integral garage which has been boarded for extra storage. There is also a downstairs w.c.

The first floor has bedroom 3, 4 and 5 and a bathroom with a fitted suite with bedroom 3 benefitting from a Juliet balcony with views over the countryside. On the second floor, there is bedroom 1 and 2 with the master benefitting from an en-suite with a shower cubicle and a third bathroom with a fitted suite and bath. Both bedrooms on the top floor have a Juliet balcony.

Room sizes:

Entrance Hall

Kitchen: 9'8 x 9'7 (2.95m x 2.92m)

Cloakroom Lounge/Diner: 21'1 x 15'10 (6.43m x 4.83m) plus 6'2 x 12'6 (1.88m x 3.81m)

Landing

Bedroom 3: 16'0 x 10'8 (4.88m x 3.25m)

Bedroom 4: 14'7 x 10'1 (4.45m x 3.08m)

Bedroom 5: 10'7 x 9'9 (3.23m x 2.97m)

Bathroom

Landing

Bedroom 1: 12'8 x 10'0 (3.86m x 3.05m)

En-Suite Shower Room: 9'10 x 5'6 (3.00m x 1.68m)

Bedroom 2: 19'4 x 9'1 (5.90m x 2.77m)

Shower Room

Off Road Parking

Garage with electric door

Front & Rear Gardens with the rear benefitting from artificial grass and Indian sandstone paving.

Energy Performance Certificate of B (84) valid until September 2026

Tenure Freehold

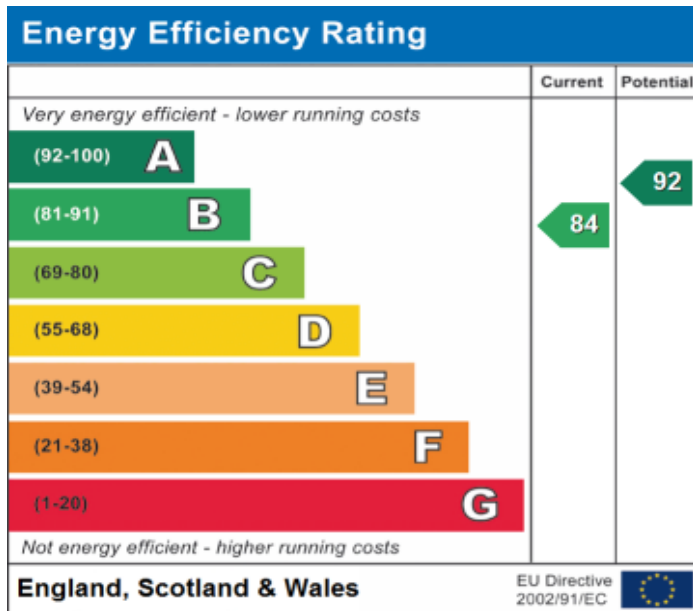
Postcode TN29 0AB

Viewings Strictly by appointment only -
Property Reference MOTIS_004802

Opening Hours:

Monday - Friday 9.00 - 5.30

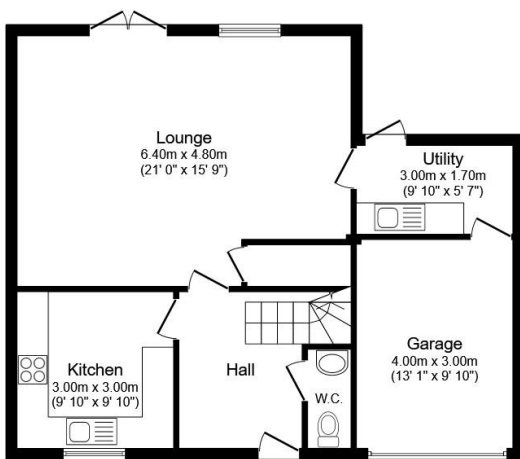
Saturday 9.00 - 3.00



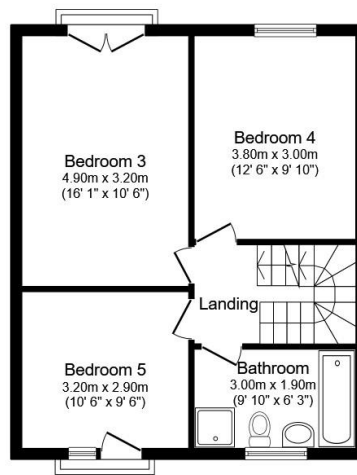




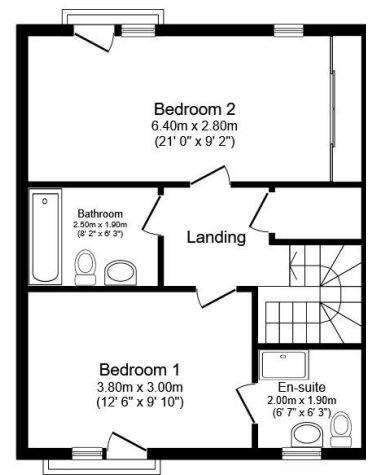




Ground Floor



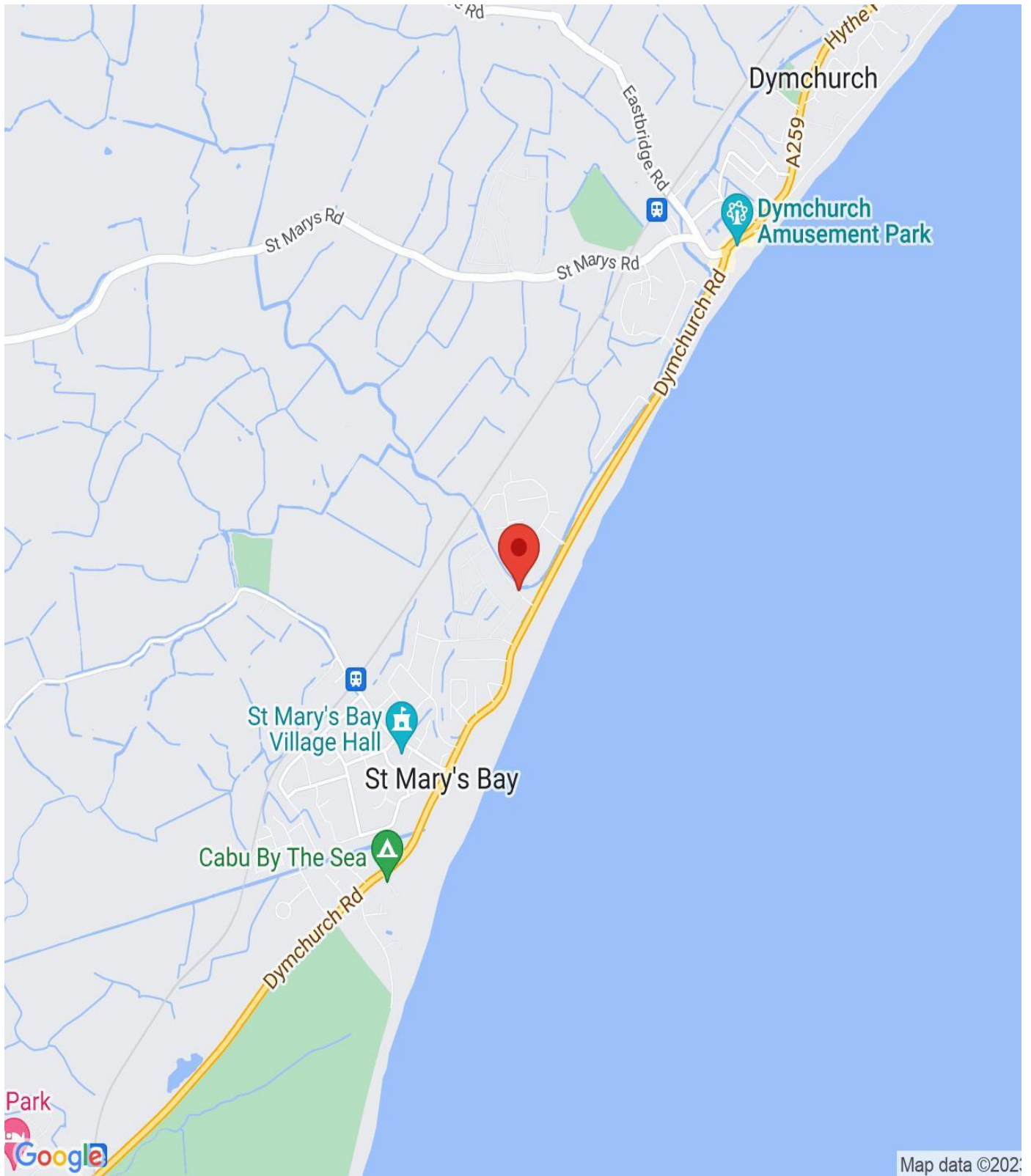
First Floor



Second Floor

Total floor area 169.6 sq.m. (1,826 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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