

6 St Martins Road

GUSTON, Dover
CT15 5EL

£265,000 FREEHOLD

Draft Details...Price Range £265,000 - £275,000...Planning Permission For A Fourth Bedroom + En Suite...Large Extended Three bedroom House...Private Road In A Village Location...Generous Size Sunny Rear Garden...Highly Sought After Village Location...Burnap + Abel are delighted to offer onto the the market this fantastic extended three bedroom terraced house situated in the highly sought after St Martins Road, Guston. The property benefits from an extension to the rear creating a breakfast room off of the kitchen as well as planning permission for a loft conversion to create a fourth bedroom + En Suite. The accommodation boasts a large open plan lounge/dining room, modern and extended fitted kitchen/breakfast room (extended & fitted in 2017), three large bedrooms, family bathroom and a large sunny rear garden. Additional benefits include a utility room, double glazing and gas central heating (boiler annually serviced). This property is situated in this popular village of Guston which boasts a local public house and primary school close by. It is only a short drive to Dover town centre, the main-line railway station at Dover Priory with the fast link train to St Pancras in just over 1 hour 10 minutes and also Dover Port with its regular ferry service to France. There are excellent access routes to the A2/M2 to Canterbury and London. Dover offers a good range of primary and secondary schools, including the boys' and girls' grammar schools. For your chance to view call sole agent Burnap + Abel on 01304 279107.



Porch

Entrance Hall

Laminate floor, radiator, carpeted stairs to the first floor and doors leading to;

Lounge

13' 3" x 11' 11" (4.04m x 3.63m) A large living room with laminate floor, radiator and double glazed bay fronted windows.

Dining Room

13' 11" x 13' 0" (4.24m x 3.96m) A large dining room with laminate floor, under stair storage cupboard, radiator and double glazed window.

Kitchen

14' 9" x 9' 4" (4.50m x 2.84m) A lovely modern and extended fitted kitchen (fitted 2017) with a mix of wall and base units, tiled floor, integrated dishwasher, space for American style fridge freezer, range cooker and double glazed window.

Breakfast Area

7' 8" x 5' 9" (2.34m x 1.75m) The property has been extended to create a generous size breakfast area with tiled floor, radiator, skylight and double glazed stable door to the rear garden.

Utility Room

Skylight, radiator, base units and space for washing machine.

First Floor Landing

Carpeted landing and doors leading to;

Bedroom One

17' 2" x 12' 8" (5.23m x 3.86m) A large double bedroom with carpeted floor, built in wardrobes, radiator x 2 and double glazed windows.

Bedroom Two

13' 7" x 10' 5" (4.14m x 3.17m) A large double bedroom with carpeted floor, built in cupboards, radiator and double glazed window.

Bedroom Three

9' 6" x 8' 0" (2.90m x 2.44m) A generous size third bedroom with carpeted floor, radiator and double glazed window.

Bathroom

6' 2" x 6' 1" (1.88m x 1.85m) Bath with shower attachment, low level W.C., wash hand basin, heated towel rail and a frosted double glazed window.

Rear Garden

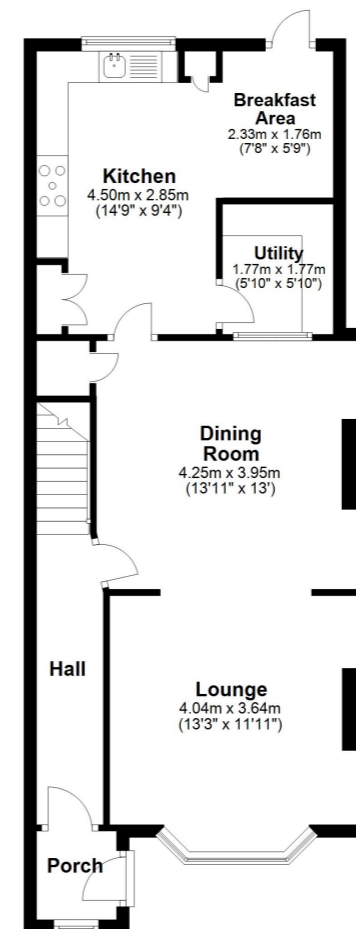
A large sunny rear garden which is mainly laid to lawn (ideal for outside space for the children to run around and play while the parents relax sit back and relax on the patio seating area). To the rear of the garden is a shed.

Area Information

Situated in the village of Guston which is close to St. Margarets-at-Cliffe between Deal and Dover providing easy access to the high speed train at Dover Priory. Access to the M20 and Channel Tunnel terminal is also within easy reach as well as the port of Dover offering ferry links to the continent. The area has a number of highly regarded schools including both the Dover Boys and Girls grammar schools

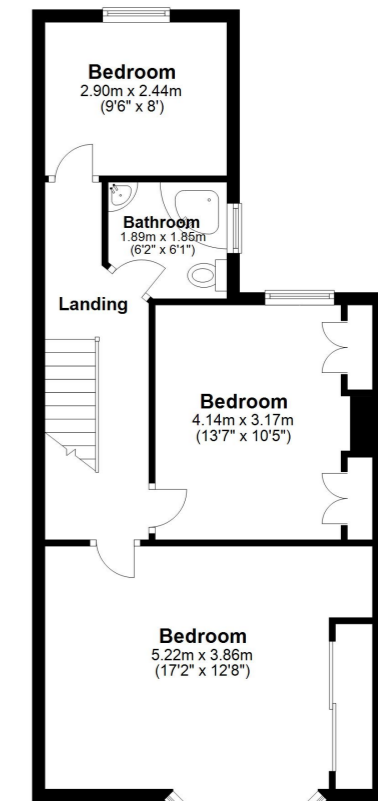
Ground Floor

Approx. 63.9 sq. metres (688.0 sq. feet)



First Floor

Approx. 54.8 sq. metres (590.0 sq. feet)



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Plan produced using PlanUp.

