



- Village Location
- Two Bedrooms
- Character & Charm
- Parking

Millers Cottage, Manor Road, St. Nicholas At Wade, Birchington, CT7 0NY

Guide Price £325,000

Millers Cottage is situated in the pretty village of St Nicholas, nestled between Birchington and Sarre. St Nicholas has a reputation for being a very friendly village and offers a quieter pace of life to its residents. There are excellent road links to Canterbury (11 miles) the A299 and motorway networks are also within a couple of miles making this property super central. The property itself offers character and charm and comprises a large reception hallway, "L" shaped open plan sitting/dining room that opens to the garden, a fitted kitchen with integrated appliances and a shower room and WC. On the first floor a large, open plan character landing offering office space as well as



Property Description

THE PROPERTY

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RECEPTION HALLWAY

10' 10" x 9' 09" (3.3m x 2.97m) Panel and glazed door to reception hallway to include stairs, door to under stairs cupboard, coats storage niche, double glazed window, radiator, under floor heating, laminate flooring, doors to:-

OPEN PLAN RECEPTION ROOM

19' 04" x 8' 10" (5.89m x 2.69m) Maximum measurement and 'L' shaped providing two separate spaces, two double glazed windows to the front, double glazed door opens the garden, inset log effect gas fire, TV point, telephone point, radiator, laminate flooring, French doors to:-

KITCHEN

9' 09" x 7' 04" (2.97m x 2.24m) Measurements include a comprehensive range of fitted base, wall and larder units that incorporate space for a washing machine but include integrated double electric oven to eye level, fridge and freezer, work surface over inset with a sink and drainer with a mixer tap over plus a four burner gas hob with a stainless steel chimney style filter hood, attractive tiling, double glazed window, double glazed stable door





to the garden, ceiling inset with downlighters.

SHOWER ROOM WC

Suite comprises low level WC, Vanity wash hand bowl with glazed storage shelves below, shower enclosure with a mains fed the mostatic shower over, a attractive tiling, extractor fan, double glazed window, heated chrome towel rail, tiled flooring, inset ceiling lighting.

STAIRS TO:-

FIRST FLOOR LANDING

Plenty of space if you work from home, built in shelving and a desk niche, two double glazed dormer windows with built in storage and window seats, door to built in storage cupboard, doors to:-

BEDROOM ONE

15' 01" x 11' 10" (4.6m x 3.61m) Maximum measurements, dual aspect, two double glazed window, radiator, doors to built in wardrobes, range of fitted drawer units.

BEDROOM TWO

8' 01" x 7' 07" (2.46m x 2.31m) Double glazed window, radiator.

SHOWER ROOM WC

Suite comprising of low level WC, vanity wash bowl with mixer tap and shelves under, large shower enclosure fitted with a the mostatic shower fitting, extractor fan and inset lighting, heated chrome towel rail, under floor heating, double glazed window, a attractive tiling and mosaic borders.

REAR GARDEN

The rear garden is laid as paving and faux lawn with planted borders, access to the side to the parking area.

PARKING

To the side of the property.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C	74	
(55-68) D		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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ESTATE AGENTS

