



BELLE VUE

"...backing on to fields yet within a few minutes walk of Walmer station"

Belle Vue, Coldblow, Walmer, Kent,
CT14 9JH

GUIDE PRICE: £585,000

**AN ATTRACTIVE SEMI-
DETACHED COTTAGE
SITUATED IN A
DELIGHTFUL LOCATION
BACKING ON TO FIELDS
YET WITHIN A FEW
MINUTES WALK OF
WALMER STATION**

- Sitting Room
- Dining Room
- Conservatory
- Kitchen/Living Room
- Utility Room and Cloakroom
- Basement Room
- 3 Bedrooms
- Shower Room and Bathroom
- Large, fully enclosed Gardens
- Garage and Store

Belle Vue is an attractive semi-detached cottage backing on to fields with open views over the adjoining countryside. Local shops and amenities in Upper Walmer are within walking distance. Formerly believed to have been a farmworker's cottage the house has been extended over the years to now provide a deceptively spacious home offering well appointed accommodation. Features include the Kitchen/Living room overlooking the grounds and a large garden featuring an orchard/paddock.





	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Deal, with its largely unspoilt seafront, enjoys good High Street shopping complemented by an excellent selection of local shops and trades. In March 2018 the Sunday Times listed Deal in the top 3 places to live in the Southeast. Deal has frequent high-speed services to St Pancras and good access to the Channel Ports & Tunnel Terminal, Canterbury and the motorway network. A full range of private & state educational facilities can be found locally and the general area is renowned for its sporting, leisure and recreational opportunities.

GROUND FLOOR

Entrance Porch An attractive pine front door opens to the **Entrance Hall**. **Sitting Room** Double aspect (north and east) including bay window. Wide opening to **Dining Room** with an opening to **Conservatory** French doors opening to Garden. L-shaped **Kitchen/Living Room** Attractively fitted in matching units with polished granite worktops. Built-in refrigerator and freezer. Recess for range cooker. Bi-fold doors opening to raised patio. **Utility Room** Double aspect (north and west). Fitted in matching units with oak worktops and Belfast sink. Plumbing for washing machine and tumble dryer. Worcester oil fired boiler. Door to Garden. **Cloakroom** Close coupled w.c., pedestal washbasin.

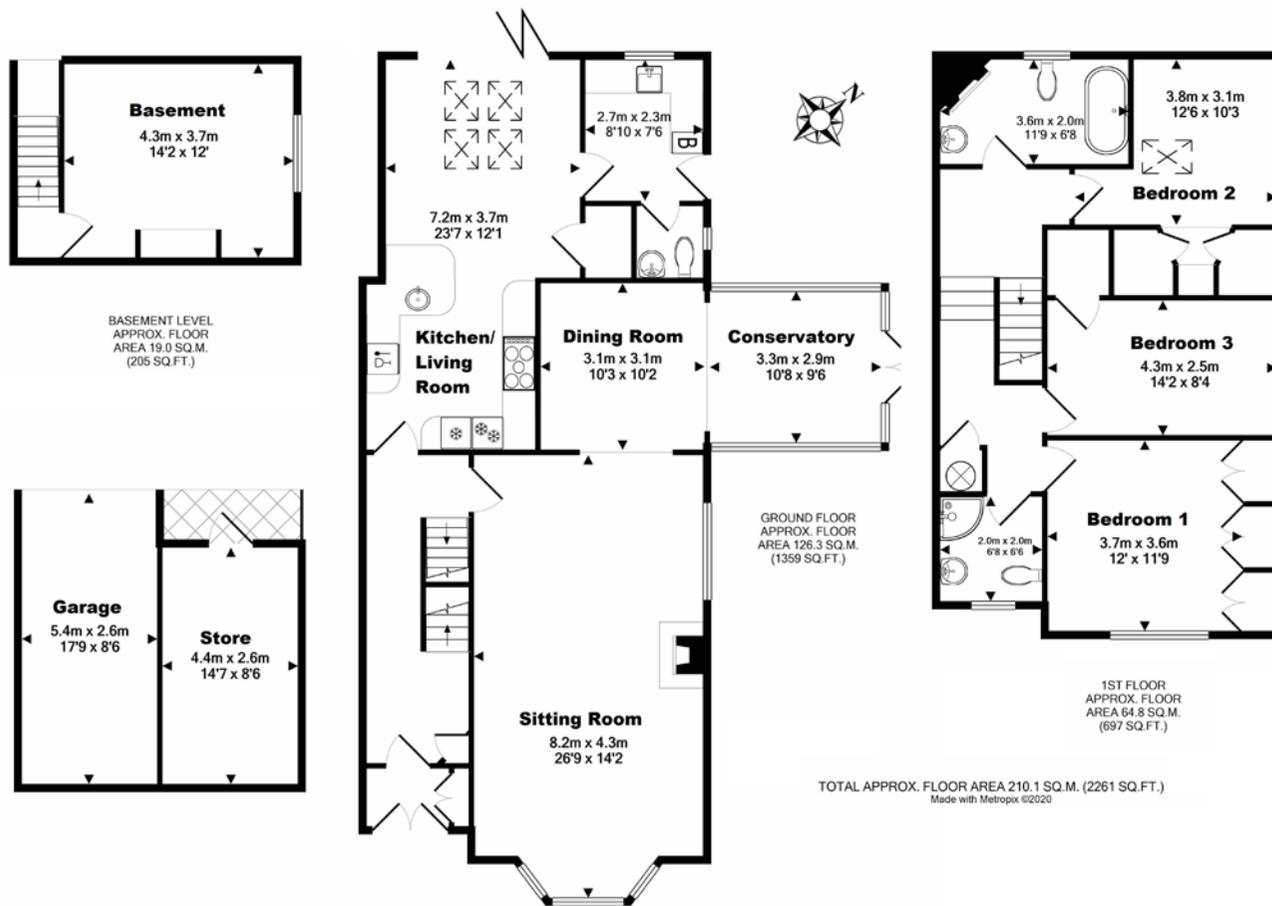
LOWER GROUND FLOOR

Useful **Basement Room** Fitted shelving.

FIRST FLOOR

Landing Built-in cupboard housing hot water cylinder, access to **Loft**. **Bedroom 1** (front) Built-in wardrobe cupboards with ceiling cupboards over.





Shower Room Corner shower, pedestal washbasin, close coupled w.c. and chrome ladder towel rail. **Bedroom 2.** **Bedroom 3** Split level. **Bathroom** Bateau bath with mixer taps, pedestal wash basin and close coupled w.c., chrome ladder towel rail.

OUTSIDE

Adjoining the Kitchen/Living Room and Conservatory there is a raised paved patio area bounded by a dwarf wall leading down to a fully enclosed **Garden** to the side and rear with a variety of screening shrubs and a small orchard/paddock with fruit trees including apples, cherry and pears. A path leads to a rear vehicular access with ample **Parking**, a detached **Garage** and **Store**. To the side of the house there is a further fully enclosed lawned area of **Garden** with a number of mature trees and shrubs and a fully enclosed **Kitchen Garden**. Aluminium framed **Greenhouse**. Timber built **Garden Shed**, oil storage tank. To the front of the house there is a further **Parking** space. Outside lighting, outside water supply.

GENERAL INFORMATION

TENURE: Freehold

SERVICES: Mains water and electricity. Oil fired central heating. Private drainage.

LOCAL AUTHORITY: Dover District Council. Tel: 01304 821199 Email: customerservices@dover.gov.uk

COUNCIL TAX: Band D - £1,874.60 per annum 2020/21

VIEWING: Strictly by appointment only.



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Important Notice

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through the agent.