



Grams Road, Walmer, Deal





3 Badgers Rise  
Grams Road  
Walmer  
Deal, Kent  
CT14 7QW



**Description**

Ground Floor

- Hallway
- Kitchen  
17'8 x 12'3  
(5.38m x 3.73m)
- Utility Room  
8'1 x 6'0  
(2.46m x 1.83m)
- Living Room  
20'1 x 12'10  
(6.12m x 3.91m)
- Sun Room  
11'3 x 9'8  
(3.43m x 2.95m)
- Cloakroom
- Master Bedroom  
14'6 x 12'10  
(4.42m x 3.91m)
- En-suite  
12'6 x 6'5  
(3.81m x 1.96m)
- Bedroom  
14'6 x 9'6  
(4.42m x 2.90m)

- Bedroom  
10'3 x 9'9  
(3.12m x 2.97m)
  - Bedroom  
10'3 x 7'6  
(3.12m x 2.29m)
  - Bathroom
- External
- Front/Driveway
  - Double Garage
  - Rear Garden

## Property

Beautifully presented four bedroom bungalow set within an exclusive cul-de-sac of only five homes.

The property has four good sized bedrooms, the master benefitting from a large newly fitted en-suite, lounge, separate dining room, sunroom, a well fitted kitchen/breakfast room with space for a dining table and a utility room. There is also a cloakroom.

Externally to the front of the bungalow there is a good-sized driveway and access to a double garage, to the rear you will find a pretty garden which is set on two levels.

This really is something special and needs to be viewed to appreciate what's on offer.



## Location

Deal is a town situated in Kent, which lies on the English Channel, eight miles north-east of Dover and eight miles south of Ramsgate. This former fishing and mining town became a 'limb port' of the Cinque Ports in 1278 and grew into the busiest port in England. In 1968, "Middle Street" was the first Conservation Area in Kent, its quaint streets and houses a reminder of its history along with many ancient buildings and monuments including, most notably, Deal and Walmer Castles . Today it is a seaside resort with its award-winning High Street, high-speed train Links to St Pancras and independent shops. An array of cafes and pubs sit along the picturesque seafront that is home to a sweeping pier.





TOTAL APPROX FLOOR AREA 1709.00 SQ. FT. (AREA 159.00 SQ. M)  
 Measurements are approximate. Not to scale. Illustrative purposes only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C	67		
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



14 Lower Chantry Lane, Canterbury, Kent CT1 1UF  
**Tel: 01227 499000**  
 Email: [exclusive@milesandbarr.co.uk](mailto:exclusive@milesandbarr.co.uk)

In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit: [www.milesandbarr.co.uk/referral-fee-disclosure](http://www.milesandbarr.co.uk/referral-fee-disclosure)