



Freehold

£310,000

32 Newlands
Whitfield
Dover
Kent
CT16 3NB

CHAIN FREE This property has been extended for an ideal family home it benefits from 4 bedrooms, 1 with En-Suite and shower room to the first floor. To the ground floor a lounge, dining room, kitchen, cloakroom, bedroom, conservatory. To the outside there is off road parking for 2 cars

Local Information

Located 2.2 from the centre of Dover.

Nearest primary school:
Whitfield & Aspen School
0.3 miles

Nearest secondary school:
Dover Christ Church Academy
0.5 miles



Tersons for themselves and for the vendors or lessors of this property whose agents they are give notice that:- (1) These particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute part of an offer or contract.(2) All descriptions, dimensions, reference to condition, services or appliances and necessary commissions for use and occupation are given without responsibility and any intending purchasers or tenants must satisfy themselves as to their correctness.(3) The vendors or lessors do not make or give, and neither do Tersons for themselves nor any person in their employment any authority to make or give any representation or warranty whatever in relation to this property.(4) These details do not form part of any contract to purchase or lease the property.

Property Details

This house is situated in a popular area in the well regarded village of Whitfield which benefits from a primary school and local shops. There are excellent access routes to the A2/M2, and within close proximity is Tesco and B & Q superstores and the newly opened Pets At Home and B & M. Dover town is a short distance away, where there are a good range of primary, secondary schools as well as the Boys and Girls Grammar schools. At Dover Priory train station there is the fast link train to St Pancras which takes just over an hour.

This semi-detached house offers 4 bedrooms 1 with en-suite and a bathroom on the first floor, and to the ground floor there is a good size entrance hall, spacious lounge, dining room, kitchen, bedroom/study, cloakroom and a conservatory . There is also space for off road parking for 2 cars. There is a lovely garden to the rear of the property. Further benefits include gas central heating and double glazing.

An early viewing is highly recommended on this lovely property.

The accommodation comprises
(measurements are maximum, taken into bays and extremes):-

GROUND FLOOR

Double glazed door into entrance hallway

Entrance Hallway

Tiled floor. Understairs space for storage. Radiator. Door to conservatory. Door to cloakroom, dining room and lounge.

Cloakroom

Low level WC. Hand wash basin within a vanity unit. Frosted double glazed window to side. Radiator.

Conservatory 9'1 x 8'3

Double glazed all round. 3 x radiators. Double glazed door to garden.

Dining Room 9'4 x 8'8

Tiled floor. Radiator. Double glazed window to rear. Door to hallway. Double glazed patio doors to side. Arch to living room.

Lounge 20'1 x 18'5

Double glazed window to rear. Fireplace. 3 x radiators. Door into study and kitchen.

Study/Bedroom 5 11'3 x 9'1

Double glazed window to front. Radiator. Cupboard with gas and electric meters.

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Kitchen 11'3 x 8'1

Double glazed window to front. Fitted out with a range of worktop base and wall units; 1 bowl sink and drainer with splashback tiling around. Space for washing machine, dishwasher, tumble dryer and cooker. Integrated fridge freezer. Tiled floor. Wall mounted boiler.

FIRST FLOOR

Landing

Double glazed window to side. 2 x loft access.

Bedroom 1 16'1 max x 9'10

Double glazed window to rear. Radiator. Built in wardrobe.

En-Suite

Panelled bath with tiling around. Large separate shower cubicle. Low level WC. Handwash basin. Radiator. Frosted double glazed window to rear.

Bedroom 2 11'3 x 8'10

Double glazed window to front. Radiator.

Bedroom 3 9'11 x 9'

Double glazed window to rear. Radiator.

Bedroom 4 9'1 x 7'10

Double glazed window to front. Radiator.

Shower Room

Enclosed shower cubicle with tiling around. Low level WC. Handwash basin. Radiator. Frosted double glazed window to front.

Outside

Front Garden - Block pathing. Space for 2 cars. Lawned area. Gate to side access.

Rear Garden - Lawned area with decking. Enclosed fencing around.

Shed. Pond.

EPC rating: C (71)

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Council Tax Band

D

Viewing

Strictly by arrangement with the agents, Tersons 01304 246111

www.tersons.com

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