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Offers Over

**£340,000**



**17 Bewsbury Cross Lane, Whitfield, Dover CT16 3HB**



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- **GREAT FAMILY HOME WITH POTENTIAL**
- **OFF ROAD PARKING & GARAGE**
- **CHAIN FREE**
- **GOOD SIZE REAR GARDEN**
- **POPULAR LOCATION**
- **ENERGY RATING D (56)**



**www.tersons.com**  
29 Castle Street, Dover, Kent, CT16 IPT



To arrange a viewing please call **01304 246111**



LOOKING FOR A DETACHED FAMILY HOME IN WHITFIELD? THIS HOUSE OFFERS OFF ROAD PARKING, GARAGE AND A GOOD SIZE REAR GARDEN. Built in 1948, the current owners have lived here for 60 years. On the ground floor is a lounge/diner, kitchen and conservatory. On the first floor are three bedrooms and bathroom. Further benefits include double glazing and gas central heating.

An early viewing is highly recommended on this chain free property.

This property is located in the old quarter of Whitfield, which boasts local shops, primary school, take away restaurants and public house. It is ideally located for the A2/M2 for Canterbury and London and also the A256 for Sandwich/Thanet. Dover town centre is approximately 2-3 miles away and also close by is Dover Port with its regular ferry crossings to France and the railway station at Kearsney. The main line railway station at Dover Priory with the fast link train to London St Pancras in 1 hour 5 minutes is only a short drive away.

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

#### GROUND FLOOR

Front door to entrance lobby.

#### Entrance Lobby

6'6 x 3'7 (1.98m x 1.09m)

With glazed front door opening to entrance hall. Tiled floor.

#### Entrance Hall

Radiator. Storage cupboard. Under stairs cupboard with gas meter. Stairs to first floor. Tiled floor. Doors to lounge/diner and kitchen.

#### Lounge/Diner

23'7 x 14'2 narrowing to 12'3 (7.19m x 4.32m narrowing to 3.73m)

Double glazed bay window to front and double glazed sliding doors opening to conservatory. Radiator x 2. Parquet flooring. Feature fireplace with oak facing panels. Door to kitchen.

#### Kitchen

11' max x 8'7 (3.35m max x 2.62m)

Fitted with a range of worktop base and wall units. Integrated oven and hob with extractor over. Space for fridge/freezer and washing machine. Double glazed window to rear with garden views. Door to side and rear access.

#### Conservatory

9'6 x 7'4 (2.90m x 2.24m)

Double glazed windows to side and rear and doors opening to garden.

#### FIRST FLOOR

##### Landing

Double glazed window to side. Loft access with part

boarding for storage. Doors to bedrooms and bathroom.

#### Bedroom 1

14'2 x 12'2 (4.32m x 3.71m)

Double glazed bay window to front. Radiator. Built in wardrobes and cupboards.

#### Bedroom 2

14'2 x 10'5 (4.32m x 3.18m)

Double glazed window to rear with garden views. Radiator. Cupboard containing water cylinder and boiler.

#### Bedroom 3

6'9 x 6'4 (2.06m x 1.93m)

Double glazed window to front. Radiator.

#### Bathroom

6'9 x 5'6 (2.06m x 1.68m)

Bath with shower attachment and splash back tiling around. Low level WC and wash basin. Frosted double glazed window to rear.



#### OUTSIDE

Front Garden - Off road parking with drive leading to rear garden and garage. Laid to lawn.

Rear garden - Approximately 90' long. Patio area. Laid to lawn with flower and vegetable sections. Lilley-pond stocked with fish. Tap.

Garage - 18'9 x 9'6 Up and over door. Window to rear and side door.

Energy Rating - D (56)

Floorplan to follow

Council Tax - Band D

Viewing

Strictly by arrangement with the agents, Tersons 01304 246111

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