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Herne Bay Branch:  
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Thanet Branch:  
T: 01843 210111

Out of hours:  
T: 07970 059561

# Asking price of £399,950

## Stanhope Road, Dover, CT16

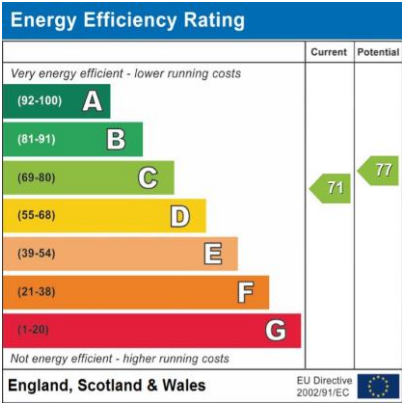


- Attractive Family Home
- Five Bedrooms
- Bay Fronted Living Room
- Large Open Plan Kitchen/Dining Room
- Ground Floor Cloakroom
- Separate Utility Room
- Stylish Family Bathroom and Shower Room
- Eaves Storage
- Enclosed Rear Garden with Side Access

Set within a desirable location close to many popular schools, this beautifully presented five-bedroom home is arranged over three floors and would make the perfect home for a growing family or those looking to upsize. Upon entering, you are welcomed into a bright and spacious living room featuring a classic, brick-built fireplace and a large bay window allowing natural light to flood the room. To the rear, there is a stunning open-plan kitchen/dining room, complete with stylish fitted wall and base units, modern appliances, a central island which makes the perfect breakfast bar, stylish spotlights and pendant lighting, a cast iron wood burner and plenty of

room for a large dining table and sofa perfect for hosting family meals or gatherings. Furthermore, skylights fill the room with natural light and there are bi-folding doors providing direct access to the rear garden. Additionally, there is a separate utility room and ground floor cloakroom. To the first floor, there are three well-proportioned bedrooms, together with a contemporary family bathroom. The second floor is home to a charming loft conversion which provides two double bedrooms, one has useful eaves storage, and a modern shower room. Externally, the property boasts a well-maintained, enclosed garden with a paved seating area, which is ideal for alfresco dining, a decking area with a pergola and a timber shed for extra storage. Situated within a short walk of Dover Town Centre with a variety of local shops, supermarkets and services, this property would be suited to families as there are several primary and secondary schools within a few yards. The seafront & world famous port are within easy reach, along with the popular St James retail and leisure complex. Dover Priory mainline railway station provides high-speed services to London St Pancras in just over an hour, while the A2 and A20 offer convenient road links towards Canterbury, Folkestone and beyond.

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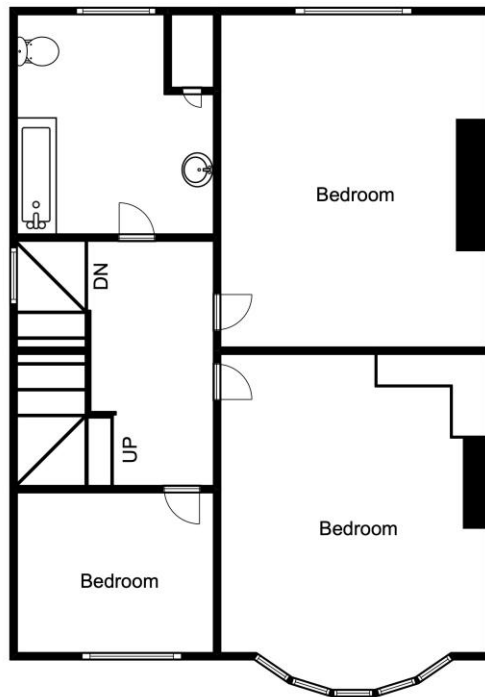




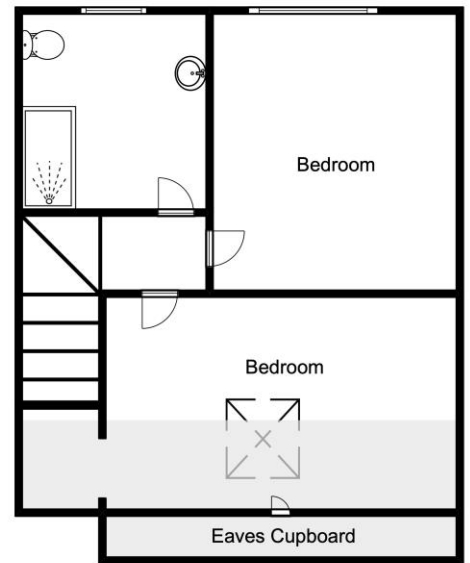




Ground Floor  
Approx. floor area  
667 SQ.FT.  
61.98 SQ.M.



First Floor  
Approx. floor area  
505 SQ.FT.  
46.91 SQ.M.



Second Floor  
Approx. floor area  
(Incl. R.H.H.)  
351 SQ.FT.  
32.67 SQ.M.



Approx. total  
floor area  
(Incl. R.H.H.)  
1,522 SQ.FT.  
141.56 SQ.M.



**Disclaimer**  
This plan is for illustrative purposes only and no responsibility is taken for any error, omission or misstatement.  
The appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements have been added as a guide to prospective buyers only, are not precise, not to scale, may have been taken from the widest area and may include wardrobe / cupboard space. Garages and outbuildings may not be represented in their actual location in relation to the property.  
Compass point, measurements and total areas should be considered inaccurate and checked as no guarantee is given to their accuracy.  
Buyers are strongly advised to take their own measurements and compass bearing.

Directions

Location



VIEWING BY APPOINTMENT WITH AGENTS THOMAS AND PARTNERS  
10 Victoria Rd, Deal, Kent, CT14 7AP    T: 01304 365454    E: enquiries@tapestates.com    W: www.tapestates.com

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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Written quotations available on request. All loans secured on property. Life assurance is usually required.