



71 Nursery Lane  
Whitfield, Dover, CT16 3ES  
£650,000

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# 71 Nursery Lane

Whitfield, Dover

An enviable detached family home, offering extended, contemporary accommodation, nestled amongst stunning cottage style gardens.

## Situation

Nursery Lane is situated on the edge of Whitfield village enveloped by open countryside, yet conveniently positioned for local amenities which include a range of shops, post office and public houses, along with primary and secondary schooling. A selection of superstores are nearby and a regular bus service provides access to the larger centre of Dover. This seaside town is dominated by views of Dover Castle and the White Cliffs, whilst also offering a stylish marina, beach and promenade as well as a busy working Port. Whitfield has benefitted from the Eastry by-pass, giving quick access to Sandwich, and has excellent links with the A2 connecting to the Cathedral City of Canterbury. Rail services include a local station at Kearsney whilst Dover and Martin Mill connect to mainline services including the Javelin High Speed link to London St Pancras.

## The Property

This contemporary styled and extended family home offers light and space in abundance, having been extended to the side and rear to create an enviable principal bedroom suite and open plan kitchen/living space with large sliding doors connecting directly onto the garden and two roof lanterns flooding the space with natural light. The kitchen is fitted with a sleek range of matt units and integrated cooking appliances, capped with Quartz worktops. A further range of units, along with a full height integrated freezer, is fitted in the useful utility room. The entrance hallway has ample storage as well as a cloakroom and gives access to a dual aspect family room and study beyond, both with direct access onto the garden. At the far end lies the principal bedroom suite complete with twin built in sliding mirrored wardrobes and fully tiled ensuite shower room. To the first floor are three further double bedrooms and a luxuriously sized fully tiled family bathroom with corner bath and separate large shower enclosure.

## Outside

Truly beautiful gardens surround the property with interest at every turn, lovingly created and tended by the current owner. To the front a large area of hardstanding provides off road parking whilst adjacent lies an area of lawn bordered by fully stocked flowerbeds. A timber gate leads through to the kitchen garden complete with raised beds, potting shed and greenhouse, as well as a fully insulated and double glazed garden room (currently used as a gym) measuring 15' 4" x 9' 5" (4.67m x 2.87m). A decked covered seating area, with roof lantern, offers the perfect spot for entertaining and alfresco dining. The deck runs along the rear elevation round to a secluded pebble garden interspersed with paving and self-seeding bi-annuals, which is also accessed from the principal bedroom and overlooks a beautifully landscaped pond. A central lawn sits pride of place surrounded by extensive established beds creating a dramatic and simply stunning display. To the rear of the garden is a secluded private seating area and there is also a timber garden shed.

## Services

All mains services are understood to be connected to the property.

## Local Authority

Dover District Council, White Cliffs Business Park, Whitfield, Dover, Kent, CT16 3PJ.

## Tenure

Freehold

Current Council Tax Band: E

EPC Rating: D

## Agents Note

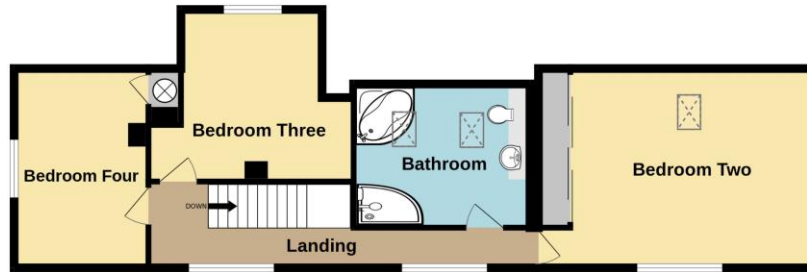
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



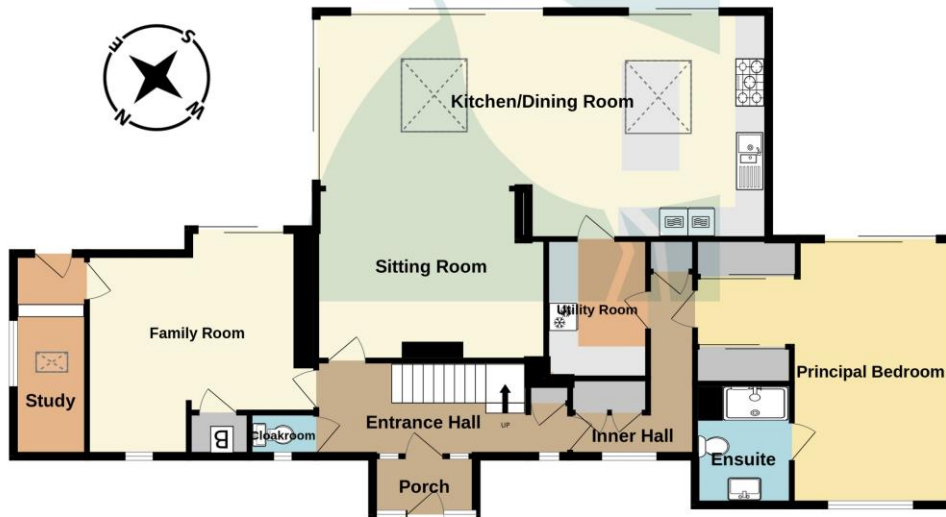


To view this property call Colebrook Sturrock on **01304 612197**

**First floor**  
742 sq.ft. (68.9 sq.m.) approx.



**Ground floor**  
1466 sq.ft. (136.2 sq.m.) approx.



**TOTAL FLOOR AREA : 2207 sq.ft. (205.1 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Porch**

4' 6" x 2' 9" (1.37m x 0.84m)

**Entrance Hall**

15' 7" x 12' 5" (4.75m x 3.78m) widening to 13' 9" (4.19m)

**Cloakroom**

4' 6" x 2' 9" (1.37m x 0.84m)

**Family Room**

15' 7" x 12' 5" (4.75m x 3.78m) widening to 13' 9" (4.19m)

**Study**

14' 2" x 5' 0" (4.31m x 1.52m)

**Sitting Room**

15' 7" x 11' 8" (4.75m x 3.55m)

**Open Plan Kitchen/Dining Room**

30' 8" x 15' 0" (9.34m x 4.57m)

**Utility Room**

9' 5" x 6' 11" (2.87m x 2.11m)

**Principal Bedroom**

18' 0" x 11' 0" (5.48m x 3.35m) plus dressing area and wardrobes.

**Ensuite**

8' 2" x 6' 1" (2.49m x 1.85m)

**First Floor**

**Bedroom Two**

16' 6" x 13' 5" (5.03m x 4.09m)

**Bedroom Three**

11' 11" x 11' 7" (3.63m x 3.53m) plus recess

**Bedroom Four**

13' 6" x 8' 11" (4.11m x 2.72m)

**Family Bathroom**

11' 11" x 9' 9" (3.63m x 2.97m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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