



18 Napchester Road
Whitfield, Dover, CT16 3JA
£575,000

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18 Napchester Road

Whitfield, Dover

A deceptively spacious family residence with delightful gardens and useful outbuilding.

Situation

Located on the outskirts of Whitfield village, Napchester Road is a peaceful lane that offers convenient access to local amenities. These include a variety of shops, post office, public houses, along with primary and secondary schools. There are also superstores nearby, and a regular bus service provides transportation to the larger centre of Dover. Dover is a charming seaside town known for its stunning views of Dover Castle and the White Cliffs. The town also offers a stylish marina, a beautiful beach and promenade, and a bustling working port. Whitfield benefits from the A2, which provides a direct route to the historic city of Canterbury. For those who rely on public transportation, there is a local train station at Kearsney, while Dover and Martin Mill stations connect to mainline services, including the Javelin High-Speed link to London St Pancras.

The Property

No: 18 presents itself as an unassuming gem, a modern detached family home that subtly defies expectations. Deceptively spacious, this residence effortlessly blends comfort and functionality, revealing ample living space and an expansive studio brimming with untapped potential. Nestled in a tranquil locale, this chain-free abode offers more than meets the eye. Its unpretentious exterior belies the accommodation inside. The ground floor quietly impresses with a spacious sitting room, adorned by the gentle warmth of a gas fire. Opening into a separate dining area, it seamlessly flows into a modern fitted kitchen equipped with integrated appliances. Three understated double bedrooms and a family bathroom, featuring a separate shower and bath, complete the ground-level narrative. Ascending to the first floor, two additional double bedrooms await, one with its own ensuite sanctuary. These rooms are gently separated by a lounge area, a discreet yet invaluable addition, offering a flexible space for various receptions.

Outside

At the forefront, No: 18 welcomes with a discreet expanse of block paving, generously offering ample off-road parking—an unassuming prelude to the property's exterior charm. Along the side, a subtle gateway reveals a verdant lawn garden, a quiet haven of greenery. An impressive decked area provides a serene vantage point to survey the tranquil rear garden. Toward the garden's conclusion lies a spacious outbuilding—a versatile space seamlessly suited for a home office or gym, embodying the subtle luxury of multifunctionality. Attached to this structure is an unobtrusive storage area, discreetly accessible through its separate entrance—an understated yet practical addition, adding a layer of convenience to this outdoor sanctuary. In its entirety, the garden quietly beckons, offering a harmonious blend of simplicity and utility, ready to adapt to the nuances of outdoor living.

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: C

EPC Rating: C

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 381155**



TOTAL FLOOR AREA : 2127 sq.ft. (197.6 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Bedroom Three

12' 0" x 10' 1" (3.65m x 3.07m)

Bedroom Four

10' 10" x 10' 3" (3.30m x 3.12m)

Bedroom Two

11' 7" inc. wardrobes x 9' 4" (3.53m x 2.84m)

Bathroom

10' 4" x 8' 7" (3.15m x 2.61m)

Sitting Room

25' 2" x 13' 2" (7.66m x 4.01m)

Dining Room

9' 6" x 9' 5" (2.89m x 2.87m)

Kitchen

15' 7" x 9' 2" (4.75m x 2.79m)

First Floor

Family Room

19' 6" x 13' 8" (5.94m x 4.16m)

Master Bedroom

13' 9" x 13' 0" max (4.19m x 3.96m)

Ensuite Bathroom

10' 10" x 5' 9" (3.30m x 1.75m)

Bedroom Five/Study

13' 8" x 11' 7" (4.16m x 3.53m)

Outside

Studio

26' 7" (8.10m) max narrowing to 11' 10" (3.60m) x 18' 1" max (5.51m) narrowing to 9' 8" (2.94m)

Store

12' 0" x 4' 8" (3.65m x 1.42m)

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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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