



Butchers Lane, Nonington, Dover, CT15 4HB

- STUNNING THREE BEDROOM DETACHED COTTAGE
- RECENTLY EXTENDED
- BEAUTIFUL CONDITION THROUGHOUT
- PLENTY OF CHARACTERFUL FEATURES
- PLENTY OF PARKING
- 0.25 ACRE APPROX OF GROUNDS
- OPEN FIREPLACE

Asking Price £600,000

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Nestled in the charming village of Nonington, on the outskirts of Dover, this delightful three-bedroom detached cottage offers a perfect blend of modern living and traditional character. Set within stunning grounds of approximately 0.25 acres, the property boasts three good size bedrooms, two reception rooms, large kitchen as part of an extension of the property and a modern bathroom.



Upon entering, you will find two generously sized reception rooms. The lounge features a beautiful working fireplace, providing a cosy atmosphere and a practical solution for those chilly winter nights, potentially helping to ease heating bills. The large extension at the rear of the property has transformed the space into a spacious kitchen, complemented by a good-sized utility area, making it a practical choice for everyday living. There is also a cellar which is fantastic for additional storage space.



The cottage has been modernised throughout, ensuring that no further works are required for the fortunate new owners. This property is not just a house; it is a home that invites you to create lasting memories. With its picturesque setting and thoughtful updates, this residence is a rare find in the desirable area of Nonington. Whether you are looking for a family home or a peaceful retreat, this cottage is sure to impress. Don't miss the opportunity to make this charming property your own.



Outside a newly fitted patio area has been installed, ideal for enjoying warm summer evenings with family and friends enjoying a glass or two. There is also plenty of parking at the front of the property to accommodate those family gatherings.

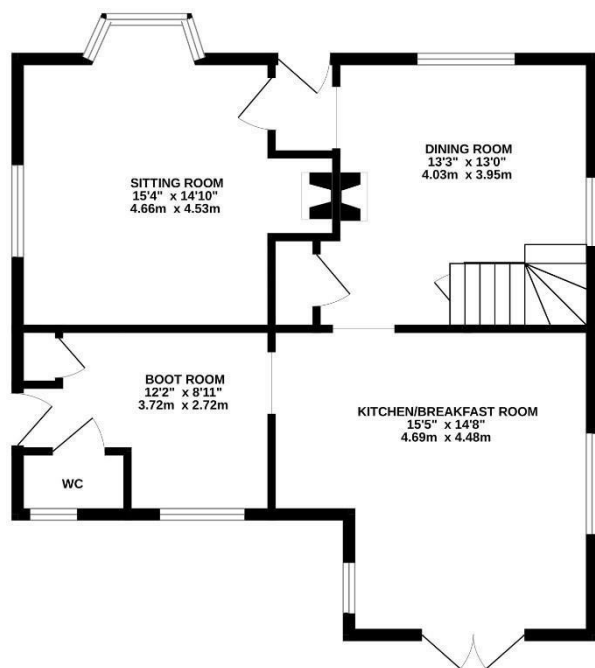
This property will not be around for long - Call Hunters today to arrange your viewing by appointment only.



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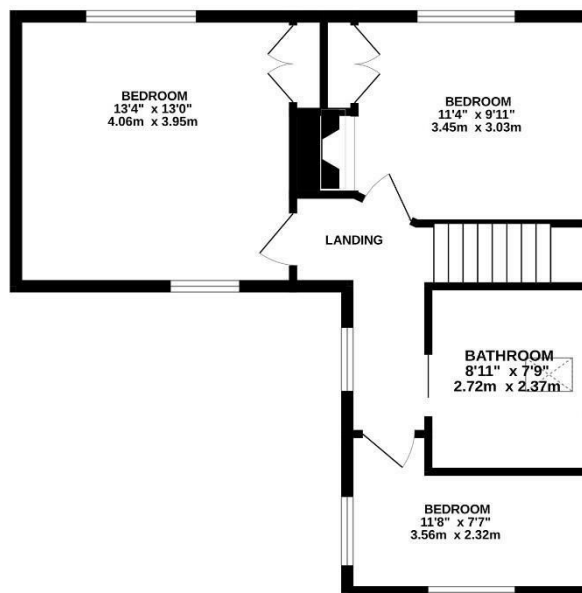


GROUND FLOOR



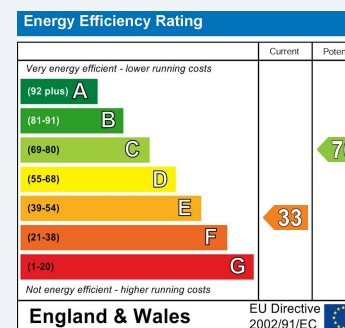
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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1ST FLOOR



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Viewings

Please contact folkestone@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.