



39 Deanwood Road
Dover, CT17 0NT
£395,000

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39 Deanwood Road

River, Dover

A spacious family home offering generous living accommodation, set within a quiet residential location in River.

Situation

The picturesque hamlet of River is situated between the historic town of Dover and the neighbouring village of Temple Ewell which stands on the River Dour. There is a local athletic ground and large recreation area within walking distance. Also nearby is Kearsney Abbey and Russell Gardens which have beautiful walks and family friendly grounds, lakes and café. There are highly regarded primary and grammar schools nearby. The vibrant Cathedral City of Canterbury is just 20 minutes by car. Rail services are available from Kearsney and Dover including the Javelin high speed link to London St Pancras in just over an hour and there is easy access to the southern motorway network.

The Property

The property offers a versatile and deceptively spacious detached home, accessed via a central hallway. To the left is the family bathroom, with a third single bedroom positioned adjacent. To the right, a generous triple-aspect sitting room provides an abundance of natural light and leads through to a practical utility room, formerly the kitchen. To the rear, a substantial ground floor extension creates a contemporary open-plan kitchen/dining room, featuring ample storage and worktop space, fully integrated appliances, a breakfast bar, skylights, and sliding glazed doors opening onto the garden. Upstairs, there are two well-proportioned double bedrooms positioned opposite one another, one of which benefits from a full wall of fitted wardrobes.

Outside

Number 39 is set back from the road, offering ample driveway parking, screened by mature shrubbery and hedging for added privacy. The property also benefits from a detached single garage, privately accessed via an outdoor vestibule, with a lockable door from the front. The rear garden is predominantly laid to lawn, with steps leading up to a raised decked area featuring an impressive outdoor bar. This space is fully equipped with electric heating and dual sliding doors, creating a wonderful sunroom-style setting ideal for entertaining.

Services

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

Local Authority

Dover District Council, White Cliffs Business Park, Whitfield, Dover, CT16 3PJ. **01304 821199**

Tenure

Freehold

Current Council Tax Band: D

EPC Rating: E

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**



Entrance Hall

7' 0" x 5' 10" (2.13m x 1.78m)

Bathroom

6' 4" x 5' 5" (1.93m x 1.65m)

Bedroom Three

8' 5" x 6' 3" (2.56m x 1.90m)

Sitting Room

20' 11" x 11' 8" (6.37m x 3.55m)

Utility Room

10' 9" x 7' 7" (3.27m x 2.31m)

Kitchen/Dining Room

23' 5" x 11' 11" (7.13m x 3.63m)

Landing

Bedroom Two

10' 4" x 8' 8" (3.15m x 2.64m)

Principle Bedroom

10' 4" x 11' 10" (3.15m x 3.60m)

Garage

16' 11" x 8' 3" (5.15m x 2.51m)

Outdoor Vestibule

7' 7" x 5' 3" (2.31m x 1.60m)

Outdoor Bar

11' 8" x 10' 5" (3.55m x 3.17m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	50 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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