

THESE ARE DRAFT PARTICULARS AND MAY BE SUBJECT TO CHANGE



APPROVAL OF DETAILS

Sign _____

Date _____

11 Penfold Gardens
Shepherdswell, Dover, CT15 7PQ
£345,000

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11 Penfold Gardens

Shepherdswell, Dover

A beautifully presented and maintained modern semi-detached house set in a quiet cul-de-sac location in the popular village of Shepherdswell.

Situation

The property is located in a sought after cul-de-sac and is close to all local amenities. The villagers of Shepherdswell are extremely proud of the friendly community, together with a good range of facilities, including a doctors' surgery, primary school, public house, shops and a wide range of recreational facilities. Being situated on the edge of the Kent Downs Area of Outstanding Natural Beauty, the area benefits from a wealth of walks, rides and cycle routes. A main line train station in Shepherdswell gives access to the nearby Channel Port of Dover and the Cathedral City of Canterbury. There is also excellent road access to the A2, Canterbury to Dover, with both offering excellent additional educational, recreational and shopping facilities, together with high-speed main line train services to London, with the travel time to St Pancras being some 60 minutes.

Upstairs are three good size bedrooms and a stylish modern bathroom suite. This modern family home is fully double glazed and gas centrally heated.

Outside

The property is set back from the road behind a neat enclosed lawned garden, bounded by a low brick wall. To the side, a block paved driveway provides off-road parking and leads to the single garage, complete with an electric roller door, power and lighting. To the rear, the enclosed garden enjoys a sunny southerly aspect. A paved patio extends across the rear of the property, creating an ideal space for outdoor dining and entertaining, while steps rise to a level lawn bordered by mature hedging and fencing. A timber garden shed is neatly positioned in one corner.

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: D

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.



The Property

Set within a peaceful cul-de-sac of similarly styled modern semi-detached homes, No. 11 is a beautifully presented family home. Lovingly maintained and thoughtfully updated by the current owners, it offers bright, airy and well-proportioned accommodation, complemented by a southerly facing garden.

A welcoming entrance vestibule leads into a spacious central hallway with three generous storage areas and a turning staircase. Beyond lies the well-appointed kitchen, fitted with a matching range of shaker cabinetry and integrated cooking appliances. Completing the ground floor is a delightful dual aspect sitting/dining room, flooded with natural light from a large front window and sliding patio doors opening onto the rear patio, whilst a handsome exposed brick fireplace with a Gazco gas stove creates an attractive focal point.



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



Ground floor
666 sq.ft. (61.9 sq.m.) approx.

First floor
424 sq.ft. (39.4 sq.m.) approx.

TOTAL FLOOR AREA : 1091 sq.ft. (101.3 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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Sitting/Dining Room
22' 1" x 12' 0" (6.73m x 3.65m)

Kitchen
11' 8" x 8' 11" (3.55m x 2.72m)

Garage
16' 9" x 9' 0" (5.10m x 2.74m)

First Floor

Principal Bedroom
12' 1" max into recess x 11' 3" (3.68m x 3.43m)

Bedroom Two
16' 11" x 8' 5" (5.15m x 2.56m) reducing to 5' 7" (1.70m)

Bedroom Three
8' 8" x 7' 1" (2.64m x 2.16m) plus recess

Bathroom
7' 1" x 5' 4" (2.16m x 1.62m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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