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Sandwich  
01304  
612197  
for sale

Yonder, 23 Napchester Road  
Whitfield, Dover, CT16 3JA  
£355,000

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# Yonder

23 Napchester Road, Whitfield, Dover

A deceptively spacious modern detached bungalow offering well-presented and versatile accommodation and a generous garden.

## 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 Eastry bypass and has excellent connections to 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

This attractive modern detached bungalow is situated on a quiet no through road and enjoys a truly peaceful setting and beautiful gardens, whilst offering deceptively spacious and versatile accommodation with no onward chain. The entrance hall leads into a welcoming sitting room, featuring herringbone flooring and an attractive focal point fireplace. From the inner hallway are two bedrooms, the principal of which boasts a spacious dressing area, serviced by a good-sized bathroom, with spa bath and separate shower cubicle. The generous kitchen/diner is fitted with a range of light grey shaker cabinetry capped by solid wood worktops. In addition, there is a utility room and cloakroom for added convenience. To the rear a light filled conservatory provides additional living space and overlooks and opens onto the delightful rear garden. This much loved and well-maintained home is fully double glazed and gas centrally heated.

## Outside

Approached via a five-bar gate, Yonder is set back from the lane by a driveway providing off road parking and a gravel front garden beautifully planted with mature acers. A side gate gives pedestrian access and leads to the rear patio encompassing the conservatory and extending down the side return. The extensive rear garden is predominantly lawned and peppered with a variety of established fruit trees. This enchanting space is private and secluded enclosed by mature hedging and shrubs. Beyond the dividing yew hedge is a charming kitchen garden complete with greenhouse, wildlife pond and timber summerhouse. An additional timber shed provides useful storage.

## 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 612197**

Ground floor  
1004 sq.ft. (93.2 sq.m.) approx.



TOTAL FLOOR AREA : 1004 sq.ft. (93.2 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 Room**  
13' 5" x 13' 0" (4.09m x 3.96m)

**Bedroom One**  
10' 3" x 9' 10" (3.12m x 2.99m)

**Dressing Area**  
10' 11" x 6' 10" (3.32m x 2.08m)

**Bedroom Two**  
10' 8" x 7' 8" (3.25m x 2.34m)

**Bathroom**  
8' 9" x 6' 4" (2.66m x 1.93m)

**Kitchen/Diner**  
18' 11" x 9' 10" (5.76m x 2.99m)

**Utility Room**  
8' 6" x 6' 4" (2.59m x 1.93m)

**Cloakroom**  
6' 4" x 2' 10" (1.93m x 0.86m)

**Conservatory**  
13' 1" x 9' 3" (3.98m x 2.82m) plus 9' 10" x 5' 3" (2.99m x 1.60m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	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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