



11 Bernards Gardens
Shepherdswell, CT15 7PH
£330,000 Guide Price

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11 Bernards Gardens, Shepherdswell

An immaculately presented three-bedroom link detached bungalow in a lovely cul-de-sac setting located in the sought after village of Shepherdswell.

Situation

The village of Shepherdswell boasts a strong sense of community, with residents taking great pride in its friendly and welcoming atmosphere. A good range of local amenities is available, including a doctors' surgery, primary school, public house, village shops, and a variety of recreational facilities. Situated on the edge of the Kent Downs Area of Outstanding Natural Beauty, the location offers an abundance of scenic walks, riding trails, and cycle routes. A mainline railway station provides convenient access to the nearby Channel Port of Dover and the historic Cathedral City of Canterbury. Excellent road links via the A2 connect Canterbury and Dover, both of which offer an extensive range of educational, recreational, and shopping facilities. In addition, high-speed rail services to London are available, with journey times to St Pancras of approximately 60 minutes.

The Property

A beautifully presented home, thoughtfully maintained by the current owners, offering flexible and well-proportioned accommodation. The property comprises an inviting entrance hall, a bright double-aspect sitting room, and a versatile dining room that could also serve as a third bedroom. The fitted kitchen provides direct access to a practical covered storage area. There are two further double bedrooms, complemented by a modern family bathroom. Additional benefits include double glazing throughout and gas-fired central heating.

Outside

The driveway leads to a single garage with an up-and-over door. The front garden is bordered by a variety of established shrubs, flowers, and trees, while side access leads to the rear garden. The rear garden is beautifully maintained and predominantly laid to lawn, complemented by well-stocked borders of mature shrubs, flowers, and trees. A patio area provides an ideal space for alfresco dining. Additional features include a greenhouse, a timber garden shed, and a rear access door into the garage.

Services

All main 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.

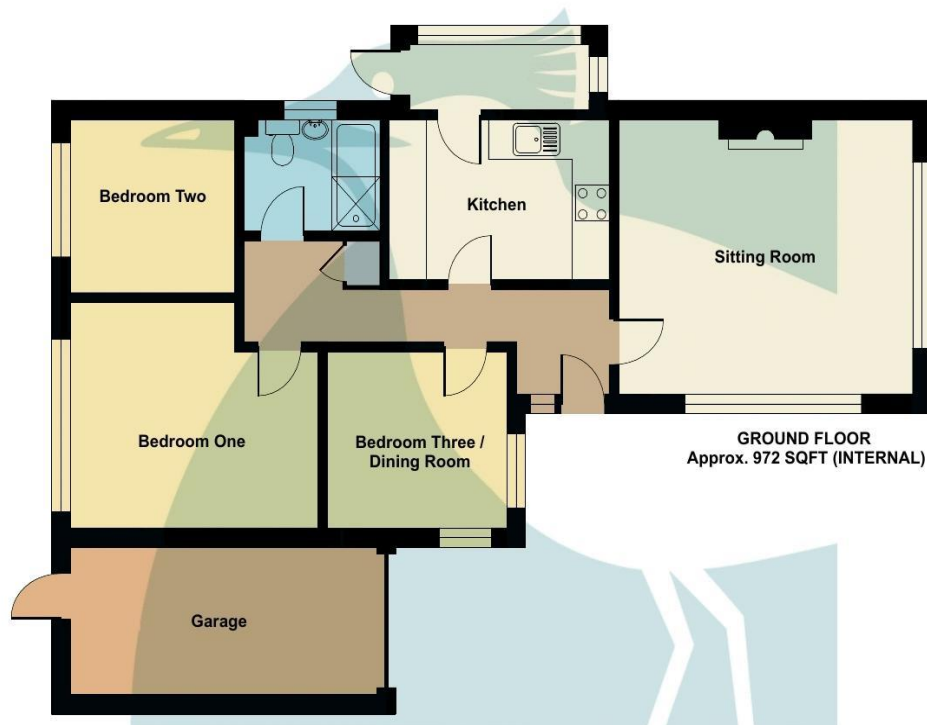


To view this property call Colebrook Sturrock on **01304 612197**



Total Approximate Area = 972 sq ft / 90.3 sq m (includes garage)

For identification only - Not to scale



Sitting Room

15' 10" x 13' 11" (4.82m x 4.24m)

Kitchen

11' 10" x 8' 1" (3.60m x 2.46m)

Bedroom One

13' 3" x 9' 11" (4.04m x 3.02m)

Bedroom Two

10' 10" x 8' 10" (3.30m x 2.69m)

Bedroom Three/Dining Room

9' 7" x 8' 11" (2.92m x 2.72m)

Garage

16' 5" x 7' 6" (5.00m x 2.28m)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 86 B |
| 69-80 | C | 69 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2022. Produced for Colebrook Sturrock 2014 Limited. REF: 819588

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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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