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Out of hours:
T: 07970 059561

Asking price of £369,950
Nursery Lane, Whitfield, CT16



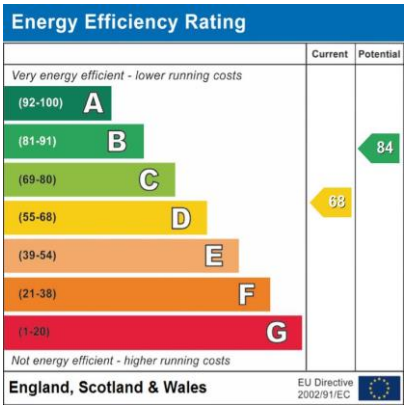
- No Onward Chain
- Semi Detached Family Home
- Three Bedrooms
- Generous Living Room
- Modern Fitted Kitchen & Separate Dining Area
- Study
- Four Piece Family Bathroom & Ground Floor Cloakroom
- Large Rear Garden
- Driveway & Garage

Set within the desirable old quarter of Whitfield, this three bedroom, semi-detached family home is offered with no onward chain. Approached by a driveway providing ample off-road parking, this attractive property comprises a generous living room, with double glazed French doors the rear garden, leading to the modern, fitted kitchen with a range of matching wall & base units and a separate dining area. Additionally, there is ground floor cloakroom, useful study and access to the garage. To the first floor, there are three well proportioned bedrooms, together with a fully tiled, four-piece family bathroom. The property boasts a large enclosed rear garden which is mostly

laid to lawn surrounded by a selection of mature shrubs and bushes and a paved, patio area perfect for entertaining. Nursery Lane is very much favoured for its selection of property styles in the old quarter of Whitfield. The village is conveniently situated for easy access to the coastal port of Dover with its docks, seafront and regular crossings to the Continent. Local bus services provide connections to Dover town centre while St James Retail and Leisure Park offers a wide range of shops, restaurants and leisure facilities. The surrounding towns of Deal, Sandwich and Canterbury are also easily accessible, offering further shopping, educational and recreational amenities. The A2 main dual carriageway provides convenient road links to Canterbury and beyond, while Dover Priory mainline railway station offers high-speed connections to London St Pancras International.

Nursery Lane, Whitfield, CT16

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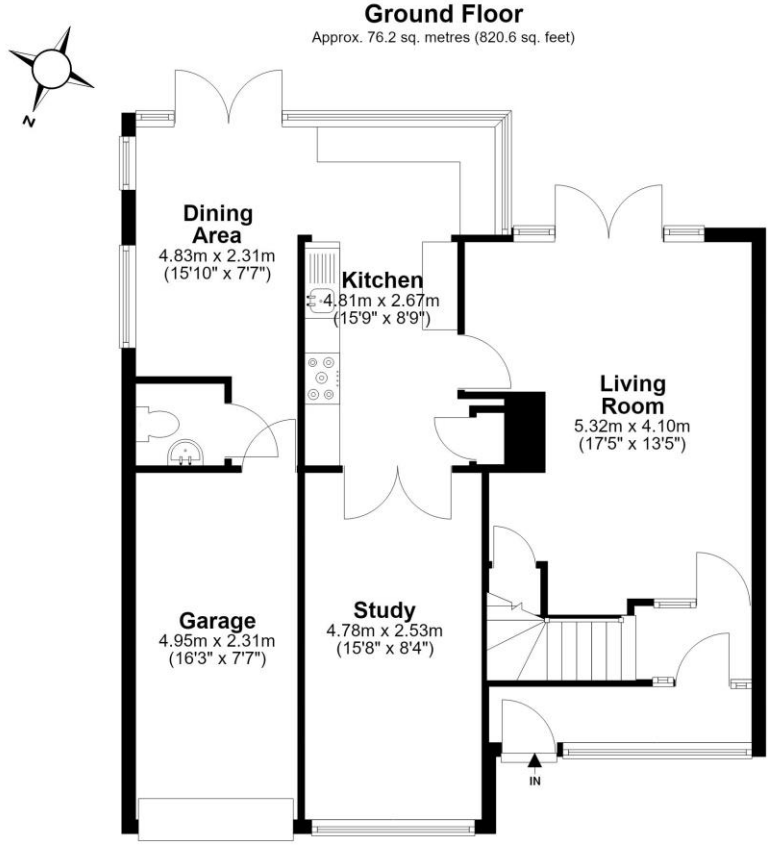






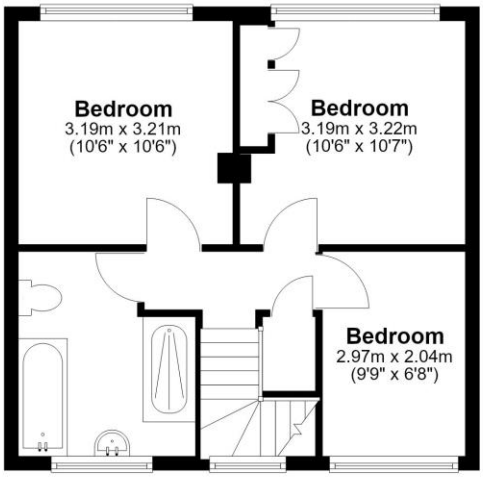
Ground Floor

Approx. 76.2 sq. metres (820.6 sq. feet)



First Floor

Approx. 40.2 sq. metres (432.9 sq. feet)



Total area: approx. 116.4 sq. metres (1253.4 sq. feet)

This plan is for illustrative purposes only and no responsibility is taken for any error, omission or misstatement. The appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements have been added as a guide to prospective buyers only, are not precise, not to scale, may have been taken from the widest area and may include wardrobe / cupboard space. Garages and outbuildings may not be represented in their actual location in relation to the property. Compass point, measurements and total areas should be considered inaccurate and checked as no guarantee is given to their accuracy. Buyers are strongly advised to take their own measurements and compass bearing.

Agents Aperture

agentsaperture.co.uk

Plan produced using PlanUp.

Directions

Location



VIEWING BY APPOINTMENT WITH AGENTS THOMAS AND PARTNERS
10 Victoria Rd,Deal,Kent,CT14 7AP T: 01304 365454 E: enquiries@tapestates.com W: www.tapestates.com

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.
THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER THOMAS AND PARTNERS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.
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Written quotations available on request. All loans secured on property. Life assurance is usually required.