



5 Chestnut Close
Whitfield, Dover, CT16 3HE
£320,000

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5 Chestnut Close

Whitfield, Dover

Extended three bedroom semi-detached bungalow with lovely kitchen/diner and bi-fold doors to the rear garden.

Situation

Chestnut Close is situated close to the centre of Whitfield village conveniently positioned for local amenities which include a range of shops, post office and public houses, along with primary and secondary schooling. A selection of superstores are nearby and a regular bus service provides access to the larger centre of Dover. This seaside town is dominated by views of Dover Castle and the White Cliffs, whilst also offering a stylish marina, beach and promenade as well as a busy working Port. Whitfield has excellent road access to Deal, Sandwich, Thanet, and the Cathedral City of Canterbury. Rail services include a local station at Kearsney whilst nearby Dover and Martin Mill connect to mainline services including the Javelin High Speed link to London St Pancras.

to the side. From here you can walk around to the up and over door which still leads into the garage although it is impossible now to get a car in here. The garage is used for storage with personal door and window to the rear garden. The rear garden has a patio and lawn area and then a decking area behind the bathroom and second bedroom windows. The garden is enclosed by hedging and very private. Bi-fold doors lead into the Kitchen Dining room.

Services

All mains service are understood to be connected to this 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.

The Property

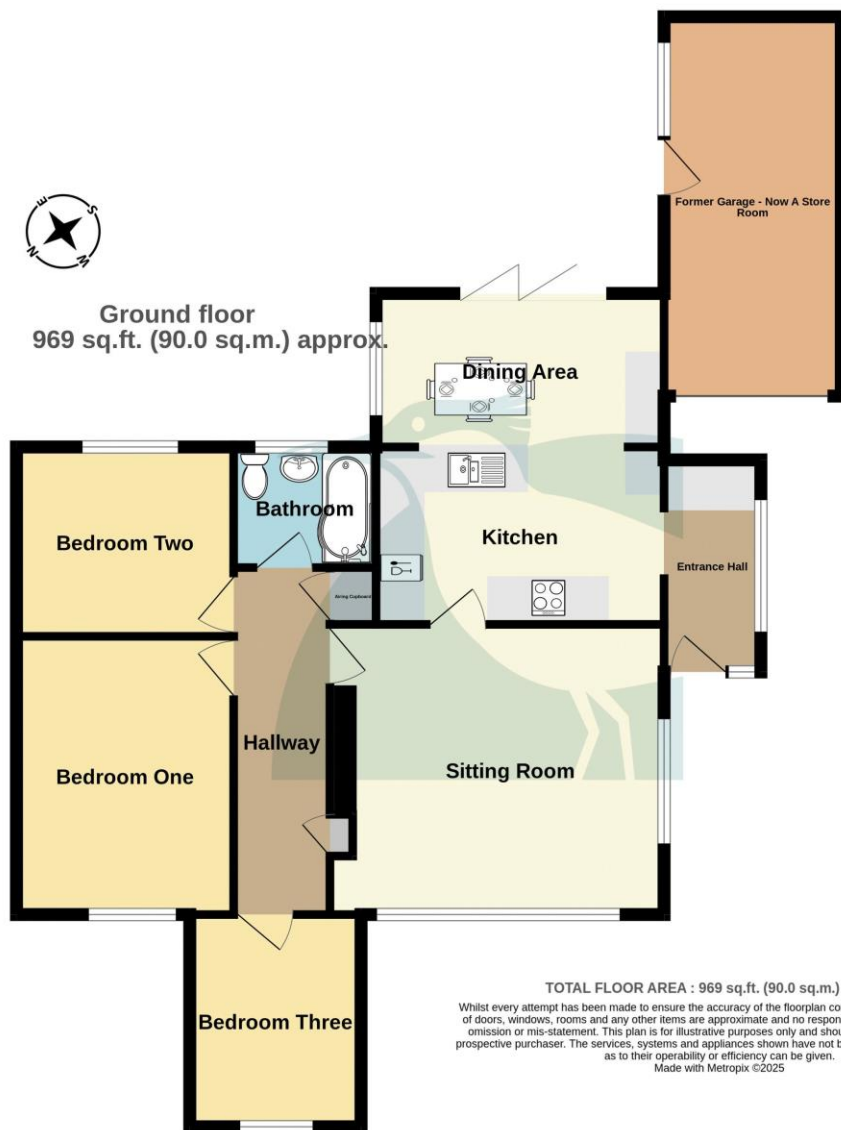
An extended modern semi-detached bungalow in a cul-de-sac offering three bedrooms, large sitting room and modern fitted kitchen/dining room with three panel bi-fold doors leading out to the rear garden. There is utility space in the entrance hallway and plenty of useful storage in the former garage. The bathroom has a white suite with "P" shaped shower/bath fitted. The living spaces are light with big windows and a gas central heating system and double glazing keep the place warm. A neat and private garden to the rear makes for a great family bungalow.

Outside

To the front is an open plan lawn area and then close to the house a small enclosed area where there is an opportunity for a garden seat behind a low timber fence. A driveway provides good off-road parking and access to the new entrance door



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



Entrance Hallway

9' 8" x 4' 3" (2.94m x 1.29m)

Kitchen/Dining Room

15' 1" x 13' 1" (4.59m x 3.98m)

Sitting Room

15' 2" x 13' 3" (4.62m x 4.04m)

Bedroom One

12' 3" x 9' 10" (3.73m x 2.99m)

Bedroom Two

9' 10" x 8' 8" (2.99m x 2.64m)

Bedroom Three

9' 8" x 7' 9" (2.94m x 2.36m)

Bathroom

6' 10" x 5' 6" (2.08m x 1.68m)

Former Garage/Store

17' 3" x 8' 1" (5.25m x 2.46m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 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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