

49 Eythorne Road, Shepherdswell,
Dover CT15 7PG
Guide £280,000 - £300,000 Freehold

 Browns



49 Eythorne Road, Shepherdswell, Dover
CT15 7PG



PRICE GUIDE £280,000 - £300,000

Attractive and spacious detached village bungalow with three bedrooms, excellent living space and lovely gardens ideally located within the desirable village of Shepherdswell.

*** NO CHAIN ***

ACCOMMODATION IN BRIEF

CANOPIED ENTRANCE, ENTRANCE HALL, BEDROOM 1, BEDROOM 2, BEDROOM 3, FAMILY BATHROOM, SITTING ROOM, STUDY, DINING ROOM, KITCHEN/BREAKFAST ROOM, INNER HALL, CLOAKROOM/WC, GAS CENTRAL HEATING, UPVC DOUBLE GLAZING, ATTACHED GARAGE, DRIVEWAY PARKING, GOOD SIZE ESTABLISHED GARDENS TO THE FRONT AND REAR OFFERING A PLEASING DEGREE OF SECLUSION.

SITUATION The property is set well back in an ideal central location within this popular rural village, being within easy walking distance of all amenities. Shepherdswell boasts an excellent range of facilities, including a sought after Primary School, two Public Houses, Post Office, Co-op Store, Community Hall and other recreational facilities. There is also a main line railway station. The A2 is within just a few minute's drive providing easy access to the south to the Channel Port of Dover and, to the north, to the Cathedral City of Canterbury. Each of these offers a wide range of shopping, educational and recreational facilities, together with further main line train services to London. From each of these centres the high speed rail link has brought the travel time to London St Pancras down to around 60 minutes or so. The surrounding countryside provides a wealth of lovely walks, rides and cycle routes.

DIRECTIONS From the A2 at a major set of traffic lights follow the signposted turning to Shepherdswell. In the centre of the village, watch out for the Co-op foodstore on the left hand side. Continue passed here and No 49 Eythorne Road will be found on the left hand side, clearly displaying our For Sale board.

DESCRIPTION AND CONSTRUCTION This pretty detached, older style property has a delightful charm, being set well back with large established gardens enclosed by beautiful trees and hedging. The accommodation is spacious with three bedrooms, sitting room opening to a large study area, separate dining room and excellent kitchen/breakfast room. There is also a separate cloakroom/wc. This is certainly a property well worthy of an internal viewing to fully appreciate the accommodation provided. The property is being offered with no onward chain.

ACCOMMODATION

CANOPIED ENTRANCE with door to:

ENTRANCE HALL with tiled floor and access hatch to a fully boarded and insulated loft room, approx. 15'9" x 14'2" (4.8m x 4.3m), with power, light and velux window. (This loft room could be quite easily converted into another room, subject to obtaining the usual planning consents, etc).

BEDROOM 1 Approx. 12' x 11' 10" (3.66m x 3.61m) with wood laminate floor. Window overlooking the front garden.

BEDROOM 2 Approx. 11' 10" x 9' 9" (3.61m x 2.97m) with window to side.

BEDROOM 3 Approx. 8' 11" x 8' 11" (2.72m x 2.72m) with window to side.

FAMILY BATHROOM Approx. 7' 10" x 5' 5" (2.39m x 1.65m). A fully tiled room, fitted with a white suite comprising 'P' shaped bath with mixer tap, mains powered shower over with glazed shower screen, low level wc and pedestal wash hand basin. Heated towel rail. Obscure glazed window.

SITTING ROOM Approx. 16' 11" x 12' 5" (5.16m x 3.78m). A lovely room with central fireplace with tiled hearth. (Ideal for wood burning stove). Wide arch to:

STUDY Approx. 12' 5" x 10' 2" (3.78m x 3.10m) with three various built in shelved/storage cupboards. Door to kitchen and further wide opening to:

DINING ROOM Approx. 11' 11" x 9' 11" (3.63m x 3.02m) with tiled floor. Two sets of french doors; one of which opens to the balcony, with the other door leading down to the covered patio. Small archway to:

KITCHEN/BREAKFAST ROOM Approx. 25' 5" x 8' 10" (7.75m x 2.69m). This is a wonderful room, with the breakfast area having a tiled floor with high pitched ceiling and windows overlooking the rear garden. In the kitchen area there is an extensive range of wall and base units with worktops over, incorporating a 1¼ bowl ceramic sink unit and mixer tap with tiled splashback, integral dishwasher and fridge plus separate freezer. Space for a slot in gas cooker. Tiled floor, vaulted ceiling with exposed beams and two velux windows. Sliding concealed door to:

INNER HALL with tiled floor. Door to:

CLOAKROOM/WC fitted with a white low level wc and wall mounted wash hand basin with tiled splashback. Window to side.

OUTSIDE

GARAGE Approx. 16' 1" x 8' 5" (4.90m x 2.57m) with personal access door from the inner hallway. Up and over door to the front. Wall mounted boiler supplying domestic hot water and gas central heating. Power and light connected. Window to side.

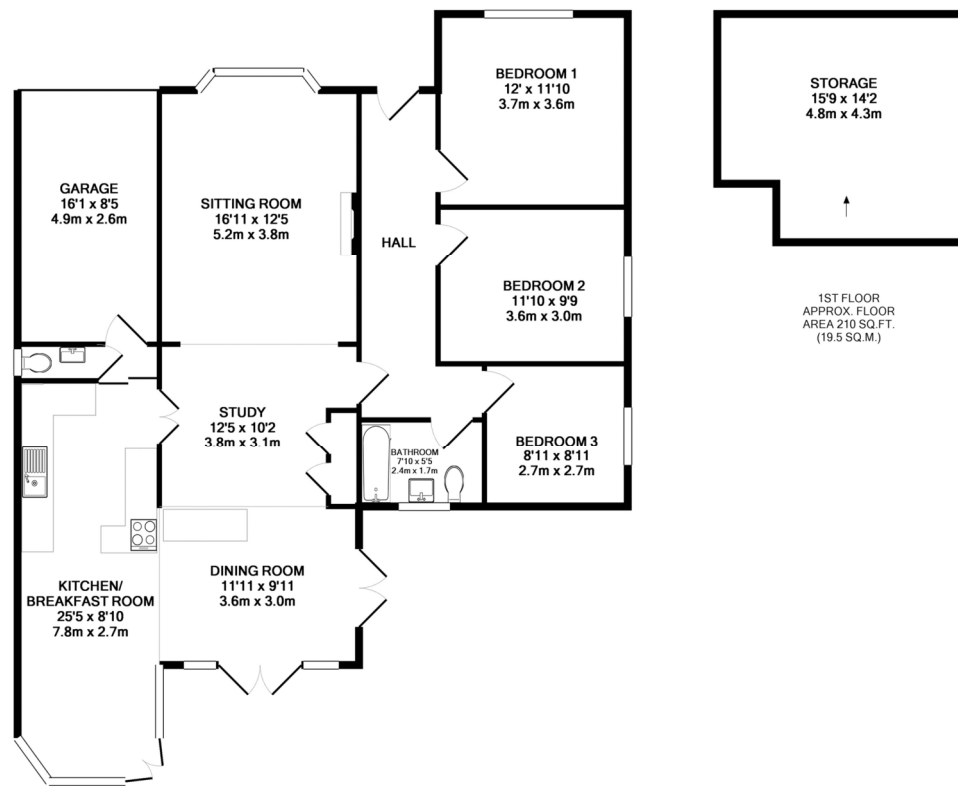
PARKING There is long driveway parking to the front of the garage.

GARDENS The rear gardens are fully enclosed, of a good size and mainly laid to neat lawn with an extensive and established variety of shrub, plant and tree borders including fruit trees plus potting shed. Immediately adjacent to the rear of the property is a very pretty balcony and to the right of the balcony is a large paved area with a covered pergola.

The front garden is equally attractive, being mainly laid to lawn with established trees and shrubs.

SERVICES All mains services connected. Gas fired central heating.

COUNCIL TAX Council Tax Band - D - Dover District Council




GROUND FLOOR
APPROX. FLOOR
AREA 1318 SQ.FT.
(122.4 SQ.M.)


1ST FLOOR
APPROX. FLOOR
AREA 210 SQ.FT.
(19.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1527 SQ.FT. (141.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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WE WILL BE PLEASED TO ARRANGE YOUR VIEWING APPOINTMENT. WHILST WE ENDEAVOUR TO MAKE OUR SALES PARTICULARS ACCURATE AND RELIABLE, IF THERE IS ANY POINT WHICH IS OF PARTICULAR IMPORTANCE TO YOU, PLEASE CONTACT THE OFFICE AND WE WILL BE PLEASED TO CHECK THE INFORMATION. DO SO, PARTICULARLY IF CONTEMPLATING TRAVELLING SOME DISTANCE TO VIEW THE PROPERTY. N.B. THE MENTION OF ANY APPLIANCES AND/OR SERVICES WITHIN THESE PARTICULARS DOES NOT IMPLY THEY ARE IN FULL OR EFFICIENT WORKING ORDER.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	57	66
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	56	67
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



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