



18 Napchester Road, Whitfield

Guide Price **£635,000**

18 Napchester Road

Whitfield, Dover

A chance to buy a large CHAIN FREE five double bedroom detached family home offering ample off road parking! With two receptions, a large summerhouse (potential annex) and two bathrooms, this could be your solution to bathroom queues in the mornings! The property is within walking distance to a selection of local shops & bus routes, as well as beautiful countryside walks on your doorstep, this could be the ideal location for many.

Park your car at ease on the driveway and come on in. The ground floor will be sure to impress offering a large lounge with log burner, opening to a lovely separate dining area which gives access through to a beautiful modern fitted kitchen with integrated appliances as well as a coffee machine! On this floor you will also find three double bedrooms as well as the family bathroom with separate shower and bath!

On the first floor you have two further double bedrooms one benefiting its own en-suite both rooms are separated by a lounge area, which in our opinion would make for the perfect second lounge either for the adults or a kids gaming paradise.

Outside is a fantastic decked area overlooking the peaceful rear garden – to the end of the garden you will find a huge outbuilding which would make the perfect home business space or potential annex and also benefits a separate shed.

These property details is yet to be approved by the vendor.

Identification Checks





ENTRANCE HALL

Lounge

25' 0" x 11' 12" (7.62m x 3.66m)

Dining Room

Kitchen

15' 7" x 9' 2" (4.75m x 2.79m)

Bedroom 1

10' 2" x 12' 5" (3.1m x 3.78m)

Bedroom 2

Bedroom 3

10' 0" x 9' 4" (3.05m x 2.84m)

Bedroom 4

12' 12" x 13' 9" (3.96m x 4.19m)

En-Suite

10' 11" x 5' 9" (3.33m x 1.75m)

Second Lounge

19' 6" x 13' 11" (5.94m x 4.24m)

Bedroom 5

12' 12" x 11' 7" (3.96m x 3.53m)

Family Bathroom

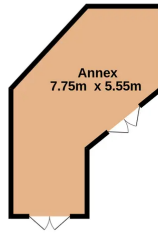
10' 5" x 8' 7" (3.18m x 2.62m)

Outbuilding

24' 8" x 18' 2" (7.52m x 5.54m)



GROUND FLOOR
128.1 sq.m. approx.



1ST FLOOR
51.0 sq.m. approx.



TOTAL FLOOR AREA : 179.1 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.
Made with Metropex ©2023

Miles and Barr

4 High Street, Dover - CT16 1DJ

01304 202 111

dover@milesandbarr.co.uk

www.milesandbarr.co.uk/

We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist company, Lifetime Legal and the cost is £60 inc VAT per purchase, paid directly to Lifetime Legal, once offer agreed and prior to issuing sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: milesandbarr.co.uk/referral-fee-disclosure