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33 Danes Court, Dover

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### 33 Danes Court, Dover, Kent, CT16 2QF

£420,000

Built in 1986, this spacious and adaptable four bedroom traditionally built, low maintenance family bungalow occupies an enviable elevated position with uninterrupted views to the rear. Served via a very attractive porch, which in turn leads to the main spacious entrance hall, it has a dual aspect lounge which benefits from a fitted gas fire, with sliding patio doors leading out onto a front paved seating area. Panelled glazed double doors lead from the lounge into a formal dining room. Another glazed panelled door leads into the kitchen which is well fitted with an excellent range of mid-oak storage cupboards and ample roll-top work surfaces with a fitted 'range style' double oven and six-ring gas hob. The four bedrooms are all doubles with double recesses for fitted wardrobes – Bedroom Four is currently being used as a study with bookshelves fitted along one wall. The accommodation is completed with a shower room and separate family bathroom. Further benefits include gas fired central heating, working solar panels, double glazed external doors and tilt-and-turn windows and a burglar alarm system.

The bungalow nestles nicely within the attractive and well manicured gardens which, the vendors advise us, attract lots of wildlife. The front garden is laid to lawns on three levels with curving walls containing pockets of flower beds and shrubs for minimum maintenance and to give an attractive view from the lounge. There is a small greenhouse tucked away in a corner and a block paved driveway allows ample off-road parking for numerous vehicles and leads to a larger-than-average detached single garage. The rear garden has a raised bed along one side, and was designed as an 'entertaining space' with brick paving and a barbecue area. A spa room (which would also lend itself to being used as a study/store room) and a large conservatory are built onto the back of the garage, giving the garden complete privacy.

Located within the exclusive and highly sought after 'Danes Court' cul-de-sac, with lovely views, The Danes Recreational Grounds, Connaught Park and Dover Castle, are only a few minutes' walk away and the property is also within close proximity of many of the local schools such as: both the Girls' and Boys' Dover Grammar Schools, Dover College, The Duke of York's Royal Military School and St. Edmund's Roman Catholic School, to name a few.

Dover's main commuting roads are the A2 and A20, connecting the town with Canterbury and London via the M2 and M20. Fast train links run from Dover Priory to London St Pancras International, and Victoria, Charing Cross and Ramsgate Stations can also be reached from Dover Priory, not to mention Dover's proximity to France via the Port and Channel Tunnel.

**Viewing:** By appointment through Finn's, Sandwich tel: 01304 612147

**Services:** Mains gas, electricity, drainage and water

**Council Tax:** Band F according to the website of the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)).

**Date:** These particulars were prepared on 13<sup>th</sup> September 2018

The accommodation is as follows:  
(NB: all measurements are an approximate guide only).



Recess entrance porch with steps leading to a frosted glazed entrance door with attractive full-length stained glass window adjacent;-

### Entrance Lobby

With exposed painted brick walls and pretty stained glass port-hole window to rear, inner glazed door and full length adjacent frosted glazed panel leading to:

### Entrance Hallway

Spacious 'L' shaped hallway with exposed painted brick wall, loft access, built-in airing cupboard with lagged hot water cylinder and panelled glazed door to:

### Sitting Room 23' 0" x 17' 4" (7.01m x 5.28m)

Dual aspect with windows to front and side, and sliding patio doors to front, brick chimney breast with recess mirrored display shelving, flanked by corner display shelving with storage under, gas coal-effect fire with brick hearth, inset down lights, glazed double panelled doors leading to:

### Dining Room 9' 9" x 11' 8" (2.97m x 3.55m)

Window to front, and further glazed panelled door into:

### Kitchen / Breakfast Room 17' 11" x 9' 9" (5.46m x 2.97m)

A very good range of fitted mid-oak units to include wall-mounted and base cupboards, roll-top work surfaces with storage drawers under, space and plumbing for dishwasher and washing machine, space for under-counter fridge and freezers, Worcester Bosch condensing boiler, 1 ½ single drainer sink unit, ceiling fan / light, Cannon range cooker with six-ring gas hob, extractor fan above, external window to side with frosted glazed external door and panelled glazed door leading back into the main entrance hall

### Shower Room

Fully tiled with shower cubicle and Triton power shower over, low level WC, pedestal wash basin, extractor fan, frosted window to side, shaver socket.

### Bathroom 9' 8" x 5' 0" (2.94m x 1.52m) (plus bath recess)

Part-tiled walls, bath having overhead shower attachment, low level WC, pedestal wash basin, bidet, frosted window to side and shaver socket

### Bedroom 1 11' 8" x 10' 6" (3.55m x 3.20m)

Window to rear overlooking the garden and hills beyond with double built-in mirror fronted wardrobe, ceiling fan/light

### Bedroom 2 11' 8" x 10' 0" (3.55m x 3.05m)

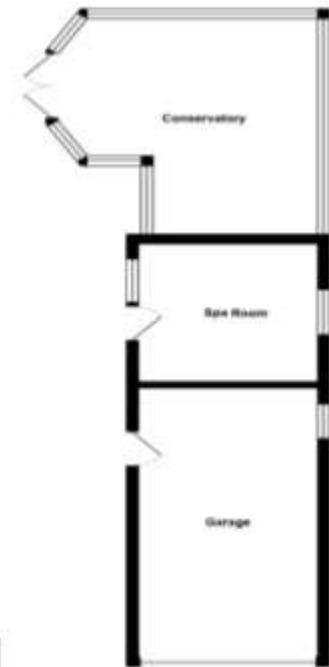
Double built-in wardrobe, window to rear, again having views of the rear garden and hills

### Bedroom 3 8' 3" x 9' 6" (2.51m x 2.89m)

Window to side, double built-in recess with high-level cupboards over

### Study / Bedroom 4 9' 6" x 6' 8" (2.89m x 2.03m) (To fitted shelving)

Window to side, laminate flooring, built-in double cupboard/wardrobe, fitted bookshelves along one wall



Ground Floor

Total Area: 2015 R<sup>2</sup> ... 187.2 m<sup>2</sup>

The position and size of Doors, Windows and All Features, are approximate and All Measurements are Approximate



**Garage 20'0" x 10'10" (6.09mx3.30m)**

With electric remote-controlled up-and-over door, power and light connected. Separate door at rear and room for workbench etc. Attached to the rear of the garage is a Spa Room:

**Spa Room 11' 0" x 10' 2" (3.35m x 3.10m)**

Independent door with double-glazed frosted panel and dual aspect frosted windows – one high level - this room could lend itself to being used as a study, further storage room or perhaps ancillary accommodation. Attached to the rear is:

**Conservatory 16' 1" x 15' 8" (4.90m x 4.77m) (max)**

UPVC sealed unit double glazed to three sides, ceiling light/fan and sockets. A perfect party room!



**Agent's Note:** Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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