

Easole Street, Nonington, Dover, CT15 4HE

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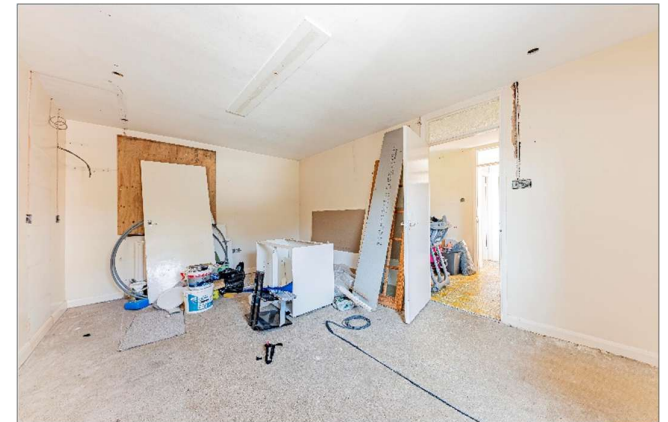
Guide Price £650,000

Freehold

The ground floor accommodation is accessed via an entrance hall which leads through to the principal living room, creating a comfortable reception space at the heart of the home. The kitchen is fitted with a range of units and remains fully functional, although prospective purchasers may wish to modernise and reconfigure the space as part of future improvements. To the rear, an extension significantly increases the footprint of the property and provides a utility room, lobby or boot room, two separate WCs, a bathroom and an additional reception room offering considerable flexibility. This area of the house remains largely unfinished and requires refurbishment throughout, presenting an excellent opportunity for those seeking a project with the ability to add value and tailor the accommodation to individual needs.

The first floor has been extensively modernised and is presented to a good standard throughout. Arranged from a central landing are four generous bedrooms, including a principal bedroom benefitting from a contemporary en-suite shower room. The remaining bedrooms are all well-proportioned and are served by a modern three-piece family bathroom. Combined with double glazing throughout and gas-fired central heating, the upper floor is ready for immediate occupation and provides comfortable family accommodation while any future improvements to the ground floor are undertaken.

Externally, the property occupies a substantial plot with a large driveway providing off-road parking for multiple vehicles, together with the added benefit of a wall-mounted EV charging point. To the rear, the gardens are predominantly laid to lawn and bordered by mature trees and established shrubs, creating a pleasant and private outdoor environment. Adjacent to the rear of the property is a detached brick-built outbuilding with its own enclosed yard area. This section of the site formed part of the previously approved scheme for an additional dwelling, with plans having proposed the subdivision of the gardens to create two separate residential plots. The planning permission has since lapsed; however, the opportunity may still hold considerable appeal for those seeking future development potential, subject to obtaining the necessary consents. At present, the outbuilding and enclosed yard are utilised for the storage of building materials and general goods.



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

Ground Floor

Entrance Hall	
Living Room	4.14 x 9.23
Kitchen	3.75 x 4.05
Utility 1	2.16 x 3.74
Utility 2	1.55 x 3.98
W/C 1	
W/C 2	
Bathroom 1	
Reception	



First Floor

Bedroom 1	3.39 x 4.86
En-Suite	
Bedroom 2	3.67 x 4.24
Bedroom 3	
Bedroom 4	3.70 x 4.06
Landing	2.78 x 4.14
	2.51 x 3.19



External

Outbuilding	3.23 x 10.0
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Services: (Mains) Water, Gas, Electricity & Drainage.

Council Tax: Band F (Dover District Council)

Energy Rating: Current 52 | E. Potential 78 | C.

Agents Notes: Please note that the sale of the property will be subject to an overage clause. Full details and terms are available upon request and will be confirmed by the selling agent.

Viewing by appointment only: Finn's Sandwich
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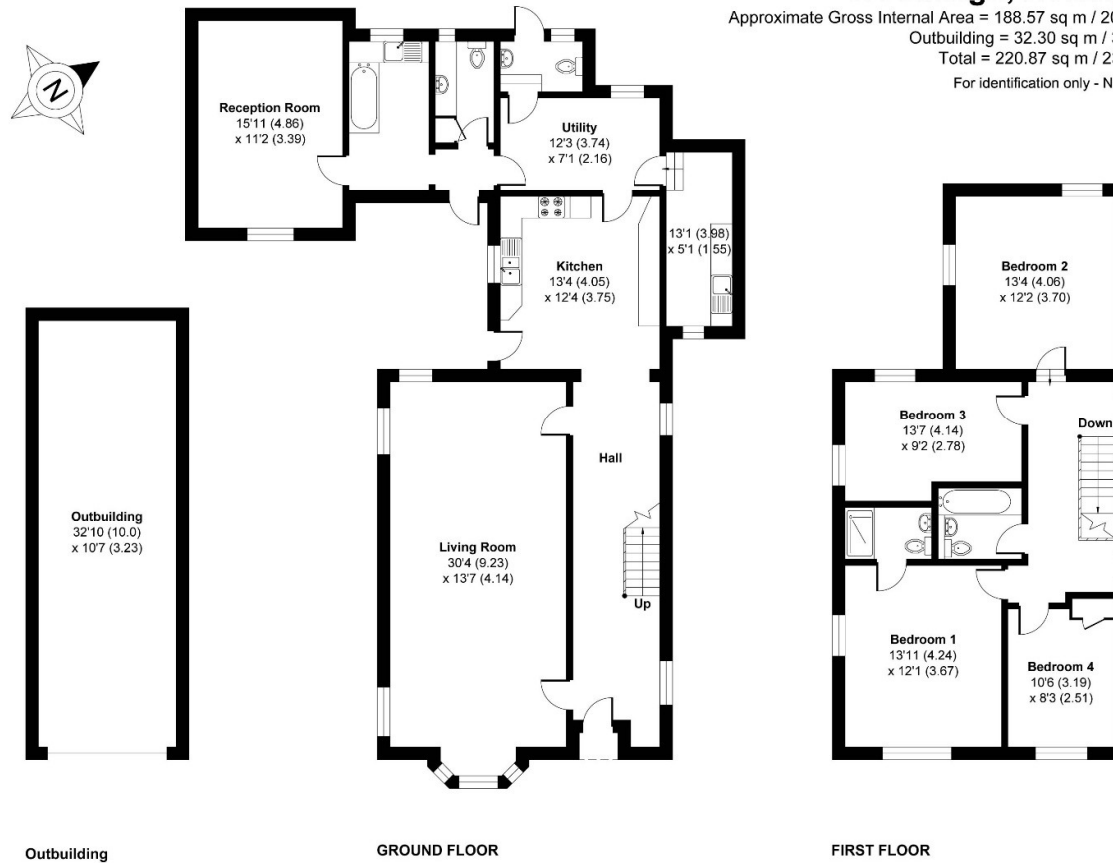
Woodleigh, Nonington

Approximate Gross Internal Area = 188.57 sq m / 2030 sq ft

Outbuilding = 32.30 sq m / 347 sq ft

Total = 220.87 sq m / 2377 sq ft

For identification only - Not to scale



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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