



**Guide Price**  
**£475,000**

**Freehold**

4x  2x  2x 

**Sparrowhawk Way,  
Whitfield, Dover, Kent,  
CT16**

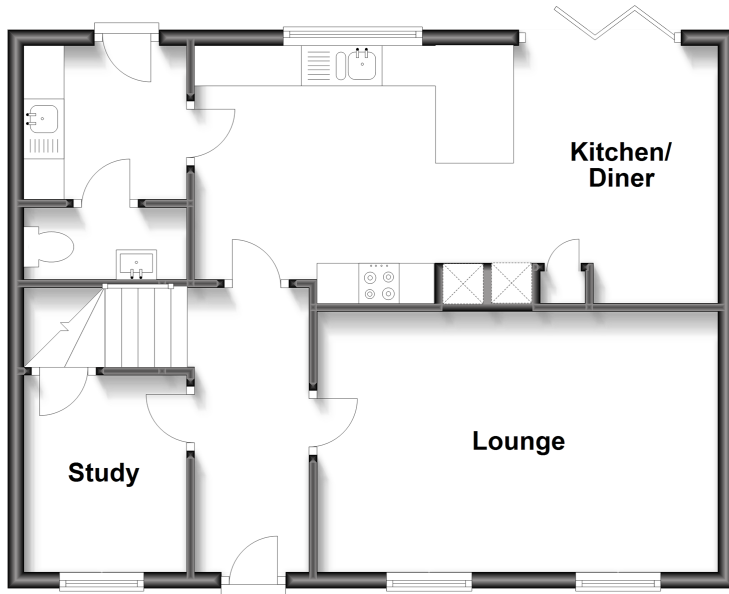
**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards

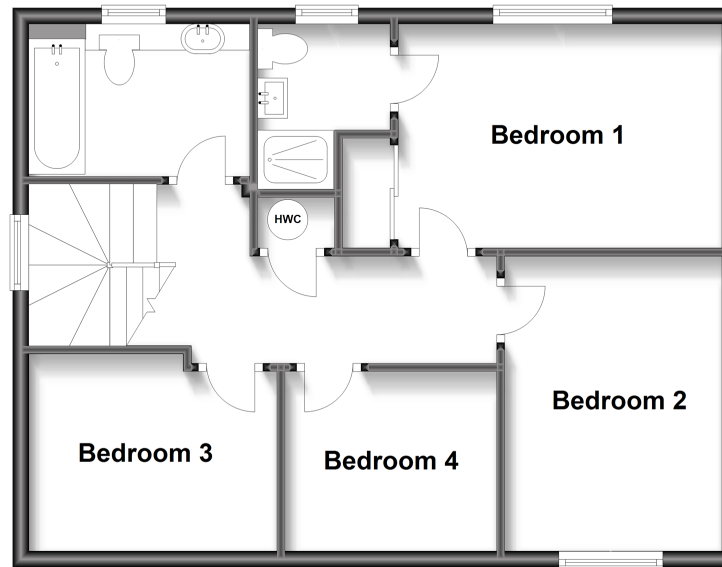
## Ground Floor

Approx. 56.3 sq. metres (606.2 sq. feet)



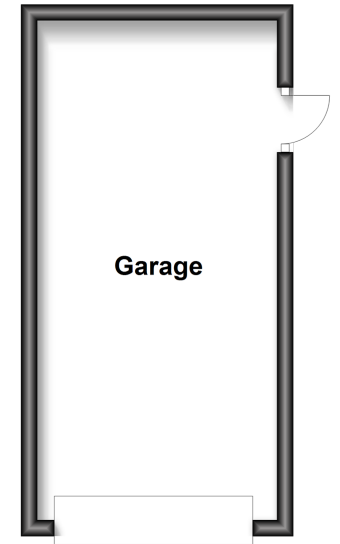
## First Floor

Approx. 56.3 sq. metres (606.2 sq. feet)



## Outbuilding

Approx. 18.5 sq. metres (198.7 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge : 16'2 x 10'5 (4.93m x 3.18m)

Kitchen/Diner: 21'4 x 10'6 (6.51m x 3.20m)

Utility Room With Cloakroom: 6'3 x 6'0 (1.91m x 1.83m)

Study : 8'8 x 6'5 (2.64m x 1.96m)

### FIRST FLOOR

Landing

Bathroom : 8'9 x 6'2 (2.67m x 1.88m)

Bedroom 4 : 16'7 x 8'3 (5.06m x 2.52m)

Bedroom 3 : 8'6 x 7'8 (2.59m x 2.34m)

Bedroom 2 : 16'9 x 8'9 (5.11m x 2.67m)

Bedroom 1 : 13'6 x 9'5 (4.12m x 2.87m)

En-Suite Shower Room : 7'7 x 5'6 (2.31m x 1.68m)

### OUTBUILDING

Garage

### OUTSIDE

Front Garden

Rear Garden

Off Road Parking





## Main features

- Immaculately presented
- Off road parking and garage
- Study room to make working from home a breeze
- Under floor heating with individual room controls throughout the ground floor
- High specification throughout with granite kitchen work tops, double glazed windows, needs to be seen to be appreciated



### Nearest Schools

Primary Schools: Whitfield and Aspen School 0.6 miles, Green Park Community Primary 1.1 miles, Langdon Primary 1.5 miles  
Secondary Schools: Dover Christchurch Academy 0.7 miles, Duke of York's Royal Military School 1.5 miles.



### Transport Information

Train Stations: Kearsney 1.6 miles, Martin Mill 2.0 miles, Dover Priory 2.4 miles



### Address

Sparrowhawk Way, Whitfield, Dover, Kent, CT16



### Directions

For directions to this property please contact us.





**Wards**  
Helping you move forwards

Call Dover Branch 01304 214876 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)



■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale  
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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