



the voice of experience

Offers Over

£328,000



25 The Close, Lydden, Dover CT15 7LD

- **IDEAL FAMILY HOME WITH THREE BEDROOMS**
- **USEFUL LOFT ROOM**
- **POPULAR VILLAGE LOCATION**
- **GARAGE & REAR GARDEN**
- **CONSERVATORY**
- **ENERGY RATING - D (68)**



GROUND FLOOR

1ST FLOOR



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To arrange a viewing please call **01304 246111**



THIS SEMI-DETACHED HOUSE SET IN THE POPULAR VILLAGE OF LYDDEN WILL MAKE AN IDEAL FAMILY HOME. On the ground floor there is a lounge, kitchen/diner and conservatory. On the first floor are three bedrooms and bathroom. Further benefits include double glazing, gas central heating and useful loft room.

To the outside are front and rear gardens, garage and drive.

An early viewing is highly recommended.

This family home is situated in the village of Lydden, approximately 3-4 miles from Dover. There are excellent access routes to the A2 to Canterbury and London. Lydden boasts a primary school, public house, doctors surgery and is on a regular bus route. There is a mainline railway station at nearby Kearsney. From Dover Priory you can catch the fast link train to London St Pancras in an hour and 8 minutes.

The accommodation comprises (measurements are maximum, taken into bays and extremes):-

GROUND FLOOR

Double glazed door opening to entrance hall.

Entrance Hall

Radiator. Stairs to first floor. Doors to lounge and kitchen/diner.

Lounge

14'8 x 10'9 (4.47m x 3.28m)

Double glazed window to front with countryside views to the side. Radiator. Wall mounted gas fire.

Kitchen/Diner

14'8 x 12'8 (4.47m x 3.86m)

Fitted with a range of worktop base and wall units. Integrated double oven and hob with extractor over. Space for washing machine, dishwasher and fridge/freezer. Radiator. Wall mounted boiler. Two storage cupboards. Double glazed window to rear and door opening to conservatory.

Conservatory

14'8 x 9'3 (4.47m x 2.82m)

Tiled floor. Double glazed windows to side and rear with doors opening to the rear garden.

FIRST FLOOR

Landing

Loft access with pull down ladder leading to loft room.

Loft Room

15' x 11'7 (4.57m x 3.53m)

Velux windows to front and rear. Useful storage space and further space in the eaves.

Bedroom 1

14'8 x 11' (4.47m x 3.35m)

Double glazed windows to front with countryside views to the side. Built in wardrobes to one wall with mirrored sliding doors. Radiator.

Bedroom 2

9'9 x 8'5 (2.97m x 2.57m)

Double glazed window to rear. Radiator. Built in cupboard.

Bedroom 3

9'9 x 5'9 (2.97m x 1.75m)

Double glazed window to rear. Radiator.

Bathroom

5'8 x 5'4 (1.73m x 1.63m)

Panelled bath with separate shower over and fully tiled walls. Low level WC and wash Basin. Radiator. Frosted double glazed window to side.

OUTSIDE

Front Garden - Laid to lawn. Driveway leading to the garage. Side gate leading to rear garden.

Rear garden - Laid to law. A corner of the garden is fenced off with chickens.

Garage - 19'4 x 8'1 Up and over door. Window to rear and door to side access. Power & Light.

Energy Rating - Band D (68)

Council Tax -Band C

Viewing

Strictly by arrangement with the agents, Tersons 01304 246111

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