

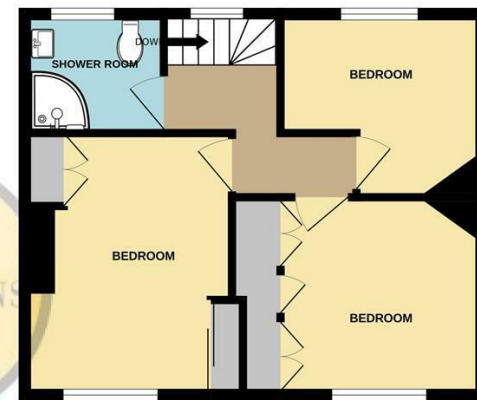


*the voice of experience*



GROUND FLOOR

1ST FLOOR



*the voice of experience*

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29 Castle Street, Dover, Kent, CT16 IPT



**£315,000**

**2 Stonehall, Lydden, Dover CT15 7JS**

- IDEAL FAMILY HOME
- THREE BEDROOM SEMI-DETACHED HOUSE
- OFF ROAD PARKING
- GOOD SIZE REAR GARDEN
- POPULAR VILLAGE LOCATION
- ENERGY RATING - C (69)



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





THIS SEMI-DETACHED HOUSE WITH GOOD SIZE GARDENS WILL MAKE AN IDEAL FAMILY HOME. Spread over two floors, on the first floor are three bedrooms and shower room. On the ground floor is a lounge, dining room, kitchen, rear utility room and shower room. Further benefits include double glazing, gas central heating, useful loft room and cellar area.

To the outside there is off road parking, and well established front and rear gardens.

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**

Front door opening to entrance porch.

**Entrance Porch**

Frosted double glazed windows to front and side. Door opening to lounge.

**Lounge**

15' max x 10'8 (4.57m max x 3.25m)

Double glazed window to front. Radiator. Electric fire

and surround. Stairs to first floor. Cupboard containing electric meter. Access to cellar. Door to storage room. Door to kitchen.

**Storage Cupboard**

4'6 x 3'7 (1.37m x 1.09m)

**Kitchen**

11' x 7'2 (3.35m x 2.18m)

Fitted with a range of worktop base and wall units. Space for cooker. Double glazed window to rear. Door to dining room and door and step down to utility room.

**Dining Room**

10'9 x 10' (3.28m x 3.05m)

Double glazed window to front. Radiator.

**Utility Room**

15'1 x 4'6 (4.60m x 1.37m)

Double glazed windows to side and rear and door to rear garden. Space for washing machine and fridge/freezer. Door to shower room. Tap.

**Shower Room**

7'6 x 4'5 (2.29m x 1.35m)

Low level WC, wash basin and shower cubicle. Frosted double glazed window to rear.

**FIRST FLOOR**

**Landing**

Double glazed window to rear with garden views. Loft access with pull down ladder. Doors to bedrooms and shower room.

**Bedroom 1**

12'6 x 9'2 (3.81m x 2.79m)

Double glazed window to front. Radiator. Built in wardrobe. Airing cupboard with wall mounted boiler.

**Bedroom 2**

11' x 9'3 (3.35m x 2.82m)

Double glazed windows to front. Radiator. Built in wardrobes.

**Bedroom 3**

9'3 x 7'8 (2.82m x 2.34m)

Double glazed window to rear with garden views. Radiator.

**Shower Room**

6'5 x 5'7 (1.96m x 1.70m)

Low level WC and wash basin with cupboard under. Corner shower cubicle. Radiator. Frosted window to rear.

**Loft Room**

14'2 x 8'max (4.32m x 2.44mmax)

Access via a pull down ladder. The current owners use this room as office. Double glazed window to rear with garden and hillside views. Further eaves storage space.

**Cellar**

Useful area for storage, but there is limited head height.

**NOTES**

The vendor has advised that a new boiler was installed around 12 months ago. A majority of the windows were replaced in 2023. There are five solar panels fitted to the store rooms at the end of the garden. They have advised that they get around £200 a

year back from the electric company.

The above information should be checked by your legal representative before proceeding.

**OUTSIDE**

Off road parking space for one car.

Front garden - Laid to shingle with a range of plants and shrubs. Side access to rear garden.

Rear garden - Good size rear garden with top patio area. There is an established garden with a good range of plants and shrubs. Area laid to lawn. To the rear of the garden s a further area laid to lawn with borders to sides.

Two storage sheds. Useful workshops and storage space with power and light. One of the stores also benefits from a wash basin.

Energy Rating - C (69)

Council Tax - Band C

**Viewing**

Strictly by arrangement with the agents, Tersons 01304 246111  
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