



Property Details

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Fallodon Chapel Hill, Eythorne, Dover CT15 4AY



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- **FOUR BEDROOM DETACHED FAMILY HOME**
- **GARAGE & AMPLE OFF ROAD PARKING**
- **MASTER BEDROOM WITH EN-SUITE SHOWER ROOM**
- **LOUNGE, DINING ROOM & STUDY**
- **VILLAGE LOCATION**
- **ENERGY RATING - C (76)**



www.tersons.com
29 Castle Street, Dover, Kent, CT16 IPT



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



THIS SPACIOUS DETACHED HOUSE WILL MAKE AN IDEAL FAMILY HOME SET IN A POPULAR VILLAGE LOCATION. Spread over two floors, on the ground floor there is a lounge, dining room, kitchen/breakfast room, study/bed 5 and WC. On the first floor is the master bedroom with en-suite shower room, three further bedrooms and family bathroom.

Further benefits include double glazing, gas central heating, front & rear gardens, garage and off road parking for a number of cars.

An early viewing is highly recommended.

This property is situated in the semi-rural village of Eythorne, which boasts a local shop with post office, primary school and public house. There are some wonderful countryside walks locally. The neighbouring village of Shepherdswell has the nearest main line train station connecting through Canterbury to pick up the high-speed service to London St Pancras. Eythorne is set between the towns of Dover & Canterbury and there is a good access from the village to the A2/M2.

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

GROUND FLOOR

Front door opening to entrance hall.

Entrance Hall

Radiator. Stairs to first floor. Under stairs storage cupboard. Doors to lounge, study, WC and kitchen/breakfast room.

Lounge

18'8 into bay x 12'9 (5.69m into bay x 3.89m)

Double glazed bay window to front. Radiator. Electric fire and surround. Glazed doors opening to dining room.

Dining Room

12'9 x 12'7 (3.89m x 3.84m)

Recently fitted double glazed sliding door opening to rear garden. Radiator. Door to kitchen/breakfast room.

Kitchen/breakfast room

14'7 x 9'8 (4.45m x 2.95m)

Fitted with a range of worktop base, wall units and breakfast bar. Integrated fridge/freezer, oven and hob with extractor over. Space for washing machine and dishwasher. Cupboard containing the boiler. Double glazed window to rear and door to side with access to rear garden. Door to entrance hall. Radiator.

Study/Bedroom 5

7'4 x 5'9 (2.24m x 1.75m)

Double glazed window to front. Radiator.

WC

Low level WC and wash basin. Radiator. Cupboard containing the electric consumer board. Frosted double glazed window to side.

FIRST FLOOR

Landing

Airing cupboard with water cylinder. Loft access with pull down ladder. The loft is partly boarded for storage. Doors to all rooms.

Master Bedroom

12'9 x 12'9 (3.89m x 3.89m)

Double glazed window to front. Radiator. Door to en-suite shower room.

En-Suite Shower Room

9'8 x 6'2 (2.95m x 1.88m)

Large corner shower cubicle. Low level WC, wash basin and bidet. Radiator. Frosted double glazed window to side.

Bedroom 2

12'9 x 11'3 (3.89m x 3.43m)

Double glazed window to rear with countryside views. Radiator.

Bedroom 3

9'9 x 9'3 (2.97m x 2.82m)

Double glazed window to rear with countryside views. Radiator.

Bedroom 4

9'8 x 7'4 (2.95m x 2.24m)

Double glazed window to front. Radiator.



Bathroom

8'7 x 6'4 (2.62m x 1.93m)

Panelled bath with shower attachment over. Corner shower cubicle. Low level WC and wash basin. Fully tiled walls and floor. Radiator. Frosted double glazed window to side.

OUTSIDE

Driveway with off road parking for a number of cars. Lawn area. Gate leading to rear garden.

Rear garden - Mainly laid to lawn with patio area. Tap. Storage shed. Rear access door into garage.

Garage - 17'4 x 9' - Up and over door. Power and light.

Energy Rating - C (76)

Council Tax - Band F

Viewing

Strictly by arrangement with the agents, Tersons 01304 246111

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