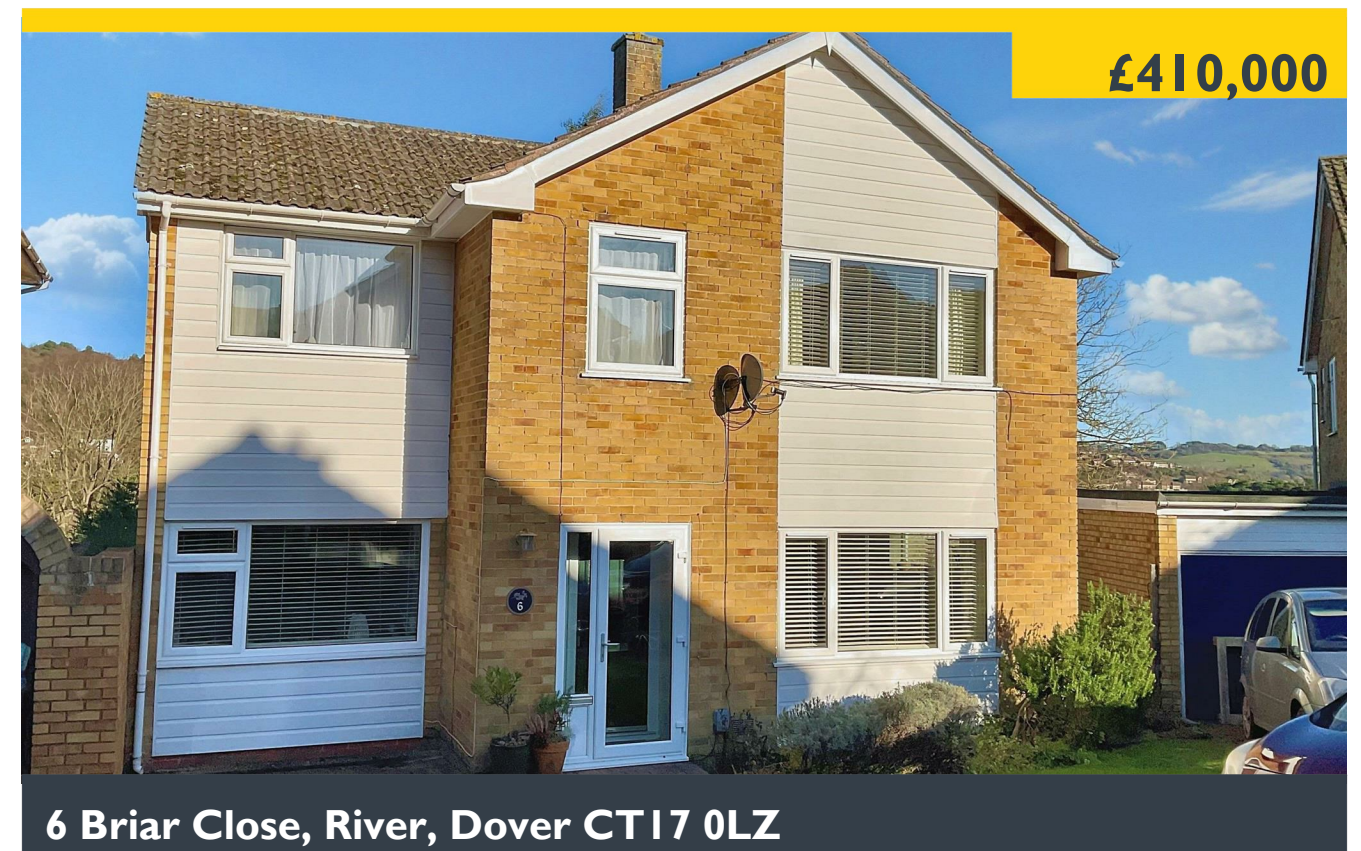




Property Details

TERSONS *the voice of experience*



6 Briar Close, River, Dover CT17 0LZ



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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THIS DETACHED FAMILY HOME SET IN A QUIET CUL-DE-SAC OFFERS FOUR BEDROOMS WITH THE MASTER BEDROOM HAVING AN EN-SUITE BATHROOM. Spread over two floors, there is ample living space on the ground floor. On the ground floor, there is a lounge/diner, conservatory, family room, kitchen, utility room and WC. On the first floor are four bedrooms, family bathroom and en-suite bathroom. The property is in good order throughout and ready to move into.

To the outside is an off road parking space and pleasant rear gardens. From the rear of the property are hillside views and distant castle views.

An early viewing is highly recommended.

- **SPACIOUS FAMILY HOME**
- **FOUR BEDROOMS AND MASTER WITH ENSUITE BATHROOM**
- **CUL-DE-SAC LOCATION**
- **LOUNGE/DINER, CONSERVATORY & FAMILY ROOM**
- **GOOD ORDER THROUGHOUT**
- **ENERGY RATING - C (69)**

Money laundering regulations - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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



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



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This property which is situated in popular River village, a short distance from the local pharmacy, two churches and the well regarded primary school. The village also offers a local Co-Op and the pretty Kearsney Abbey Gardens and also the train station at Kearsney. From River there are excellent access routes to the A2/M2 to Canterbury and London and the M20 via the Alkham Valley. Dover town centre is a couple of miles away with access to Dover Priory railway station with its fast-link train to St Pancras in just over 1 hour 5 minutes. Dover offers a good range of primary and secondary schools including the Dover Boys' and Girls' Grammar Schools.

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

GROUND FLOOR

Double glazed front door to entrance porch. With further door to entrance hall.

Entrance Hall

Radiator, Stairs to first floor. Under stairs storage cupboard. Small cupboard containing electric meter and consumer board. Doors to lounge/diner and kitchen.

Lounge/Diner

25' x 12'10" narrowing to 8' (7.62m x 3.91m narrowing to 2.44m)

Double glazed window to front and double glazed frosted window to side radiator x 2, Double glazed sliding patio door to garden access. Double glazed doors to conservatory.

Conservatory

11'7" x 8' (3.53m x 2.44m)

Double glazed windows and doors opening to garden access.

Kitchen

9'11" x 9'10" (3.02m x 3.00m)

Fitted out with a modern range of worktop base and wall units. Integrated dishwasher, fridge, double oven and hob. Cupboard containing the boiler. Under stairs larder cupboard. Radiator. Double glazed window to rear. Doorway to the family room.

Family Room

15' x 8' (4.57m x 2.44m)

Double glazed window to front, Door to WC and utility room.

Utility Room

5'3" x 4' (1.60m x 1.22m)

Space for washing machine and storage. Double glazed door leading to garden access.

WC

Low level WC and wash basin with cupboard under. Radiator. Frosted double glazed window to rear.

FIRST FLOOR

Landing

Storage cupboard. Doors to bedrooms and family bathroom. Loft access with pull down ladder. The loft is partly boarded for storage with light.

Master Bedroom

14' x 8' (4.27m x 2.44m)

Double glazed window to front. Built in wardrobes. Door to en-suite bathroom.

En-Suite Bathroom

8' x 5' (2.44m x 1.52m)

Panelled bath with separate shower over. Low level WC and wash basin. Radiator. Double glazed window to rear.

Bedroom 2

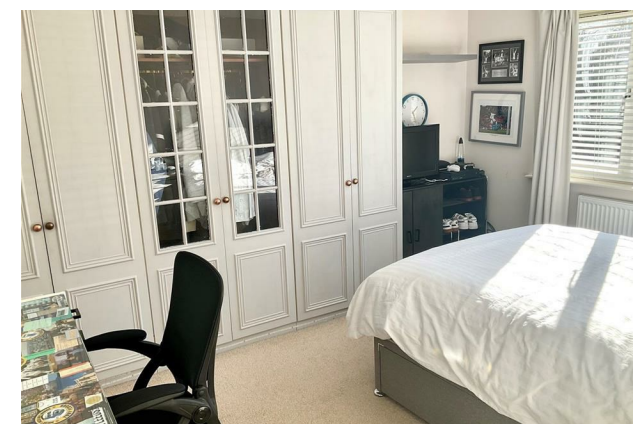
12'10" x 11' (3.91m x 3.35m)

Double glazed window to front. Radiator.

Bedroom 3

11'11" x 10'6" (3.63m x 3.20m)

Double glazed window to rear. Radiator. Built in wardrobes and cupboards.



Bedroom 4

9' x 7'6" (2.74m x 2.29m)

Double glazed window to front. Radiator. Built in wardrobe.

Bathroom

8' x 5' (2.44m x 1.52m)

Panelled bath with shower attachment over. Low level WC and wash basin with cupboard under. Heated towel rail.

OUTSIDE

Front - Driveway for off road parking for one car. Small lawn area leading to side access. Side patio/storage area with path leading to rear garden.

Rear garden - Top decking area accessed from the conservatory and dining room. Laid to lawn with border with a range of plants and shrubs. Tap. Under decking storage cupboard. Further decking area and pond. Steps leading down to bank area with a range of tree and shrubs.

Energy Rating - C (69)

Council Tax - Band D

Viewing

Strictly by arrangement with the agents, Tersons 01304 246111



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