



## Property Details



*the voice of experience*



**6 Wingrove Hill, River, Dover CT17 0NN**

- **FANTASTIC FIVE BEDROOM DETACHED FAMILY HOME**
- **CHAIN FREE**
- **SUPERB VIEWS FROM THE REAR OF THE HOUSE**
- **GOOD ORDER THROUGHOUT**
- **MUST BE VIEWED**
- **ENERGY RATING - TBC**

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



THIS FIVE BEDROOM DETACHED HOUSE WILL MAKE AN IDEAL FAMILY HOME AND IS BEING OFFERED WITH NO FORWARD CHAIN. Spread over two floors, on the ground floor is a lounge/diner, kitchen, utility room, WC and access to the integral garage. On the first floor are five bedrooms and a modern bathroom. The property is in good order throughout and has some fantastic views to the rear. Further benefits include double glazing and gas central heating.

To the outside is a driveway with off road parking. The rear garden offers a top patio area and lower decking and seating areas.

An early viewing is highly recommended on this chain free property.

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 door opening to entrance porch with further door opening to entrance hall.

### Entrance Hall

Stairs to first floor. Doors to lounge, kitchen and WC.

### Lounge

16'7 x 12'1 (5.05m x 3.68m)

Double glazed bay window to front. Radiator. Open fireplace. Opening to dining room.

### Dining Room

10'4 x 8'7 (3.15m x 2.62m)

Double glazed patio doors opening to rear garden. Radiator. Door to kitchen.

### Kitchen

11'9 x 8'3 (3.58m x 2.51m)

Fitted with a range of worktop base and wall units. Integrated dishwasher, double oven and 5 burner gas hob with extractor over. Larder cupboard. Doors to entrance hall and utility room.

### Utility Room

8'9 x 6'1 (2.67m x 1.85m)

Fitted with worktop and wall units with sink. Space for washing machine, tumble dryer and fridge/freezer. Double glazed door opening to rear garden and door to integral garage.

## FIRST FLOOR

### Landing

Double glazed window to rear. Loft access. The loft is partly boarded with light and power. Doors to bedrooms and bathroom.

### Bedroom 1

13'8 x 11'1 (4.17m x 3.38m)

Double glazed window to front with distant castle views. Radiator.

### Bedroom 2

11'8 x 9'5 (3.56m x 2.87m)

Double glazed window to front. Radiator.

### Bedroom 3

9'7 x 8'1 (2.92m x 2.46m)

Double glazed window to front. Radiator.

### Bedroom 4

9'6 x 8'8 (2.90m x 2.64m)

Double glazed doors opening to Juliette balcony with wonderful views to the rear.

### Bedroom 5

8'8 x 8'8 (2.64m x 2.64m)

Double glazed window to rear with wonderful views. Radiator.

### Bathroom

8'5 x 5'5 (2.57m x 1.65m)

Panelled bath with separate shower over with fixed rainfall shower head with further shower attachment. Low level WC and wash basin with cupboards under. Vertical style radiator. Double glazed window to rear with great views.



## OUTSIDE

Front - Driveway with off road parking for 2-3 cars. Access to the garage and side access to rear garden.

Rear garden - Top patio area with fabulous views over the village and hillside with lawn areas dropping down to lower area. Tap. Shed to side. Steps leading down to lower decking area with further shed and a summer house. Second set of steps leading down to lower seating area.

### Garage

16'4 x 8'8 (4.98m x 2.64m)

Up and over doors. Power and light. Frosted window to side. Wall mounted electric & gas meter and consumer board. Wall mounted boiler. Door to utility room.

Energy Rating - TBC

Floorplan to follow shortly

Council Tax - Band E

Viewing

Strictly by arrangement with the agents, Tersons 01304 246111  
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