



Property Details



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28 Lyndhurst Road, River, Dover CT17 0NB

- FABULOUS EXTENDED FAMILY HOME
- FOUR BEDROOM SEMI-DETACHED HOUSE
- GARAGE & DRIVE
- POPULAR VILLAGE LOCATION
- GOOD ORDER THROUGHOUT
- ENERGY RATING - TBC

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



THIS EXTENDED FOUR BEDROOM SEMI-DETACHED HOUSE WILL MAKE AN IDEAL FAMILY HOME. Spread over two floors, on the ground floor is a lounge/diner, kitchen/breakfast room and WC. On the first floor are four bedrooms and shower room. The property is in good order throughout and benefits from double glazing and gas central heating.

To the outside are front & rear gardens, driveway and garage.

An early viewing is highly recommended.

This property which is on a bus route, 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.

Majority of the windows have shutters fitted.

The accommodation comprises

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

GROUND FLOOR

Front door opening to entrance porch with glazed panel door to entrance hall.

Entrance Hall

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

Lounge/Diner

27'4 x 10'7 narrowing to 8'9 (8.33m x 3.23m narrowing to 2.67m)

Double glazed window to front and double glazed sliding patio door opening to rear garden. Radiator.

Kitchen/Breakfast Room

17'5 x 12'8 at maximum (5.31m x 3.86m at maximum)

Fitted with a good range of worktop base and wall units. Space for cooker, fridge/freezer, washing machine and tumble dryer. Large storage cupboard and further wall cupboard housing the boiler. Double glazed windows to front & rear and door opening to rear garden. Radiator. Door to WC.

WC

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

FIRST FLOOR

Landing

Loft access. Storage cupboard. Doors to bedrooms and shower room.

Bedroom 1

13'1 x 9'3 (3.99m x 2.82m)

Double glazed window to front. Radiator. Storage cupboard.

Bedroom 2

14'1 max x 10'9 (4.29m max x 3.28m)

Double glazed window to rear. Radiator.

Bedroom 3

12'8 x 9'3 (3.86m x 2.82m)

Double glazed windows to front & rear. Radiator.

Bedroom 4

9'5 x 7'10 (2.87m x 2.39m)

Double glazed window to front. Radiator.

Shower Room

7'7 x 5'4 (2.31m x 1.63m)

Large walk in shower cubicle. Low level WC and wash basin with cupboards under. Radiator. Frosted double glazed window to rear.

OUTSIDE

Front - Path leading to front door, laid to lawn. Gate leading to side access.

Side garden - laid to patio area. Raised lawn with borders to side with a range of rose bushes. Opening to rear garden.

Rear garden - Good size patio area. Area laid to lawn. Potting shed. Tap & external power supply. Door to side garage access and gate to rear parking area and garage.

Rear driveway for one car leading to the garage.

Garage - 16'4 x 8' Up and over door. Power & light. Windows to side and rear.

Energy Rating - TBC

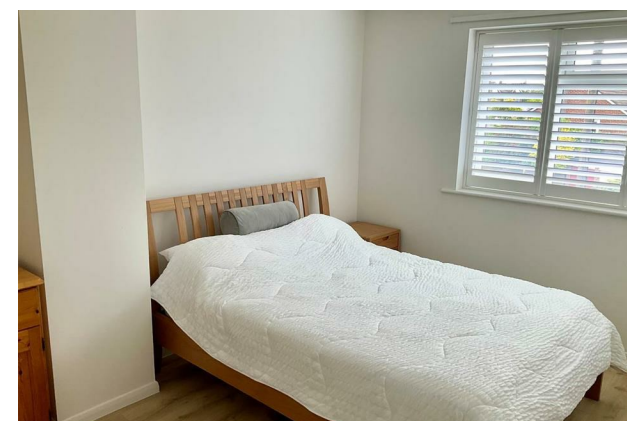
Floorplan to follow.

Council Tax - Band D

Viewing

Strictly by arrangement with the agents, Tersons 01304 246111

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