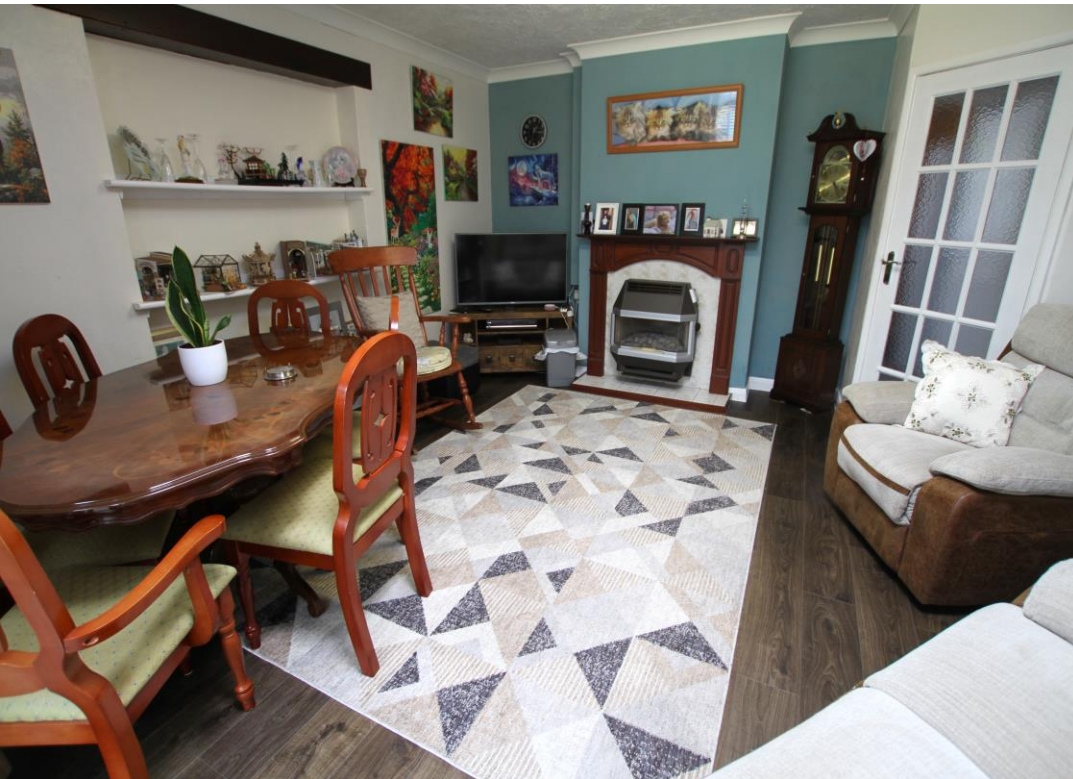




30 Lower Road
Temple Ewell, Dover, CT16 3DX
£650,000

colebrooksturrock.com





30 Temple Ewell

Lower Road, Temple Ewell, Dover

An attractive detached bungalow with separate annex, in a tucked away location, with ample driveway parking, double garage and private gardens.

Situation

Lower Road lies on the outskirts of the picturesque village of Temple Ewell which stands on the River Dour. This pretty village provides amenities for everyday needs, with a popular primary school and easy access to the local railway station at Kearsey. The property is a stroll away from the stunning lakes and gardens of Kearsney Abbey, with nearby Russell Gardens and Bushy Ruff also providing pleasant walking and picnic areas. Whitfield lies to the north-east with main brand superstores, and the harbour town of Dover beyond has an impressive marina, watersport facilities, ferry service to the continent and a mainline railway station, including the Javelin high speed link to London St Pancras. From the A2 at Whitfield there is access to the southern motorway network including the cathedral city of Canterbury.

The Property

This versatile detached bungalow offers spacious living, perfect for dual occupancy, with a thoughtfully designed two-bedroom annex. Upon entering the hallway, you'll find the main living accommodation to your left, featuring four well-proportioned bedrooms along the hallway, all serviced by a modern shower room and an additional bathroom for convenience. On the opposite side of the bungalow, the kitchen/breakfast room is located to front, offering plenty of storage and worktop space. Adjacent is the generously sized sitting/dining room, which opens through sliding doors to a bright sunroom, overlooking the beautifully landscaped rear gardens. The annex, with its own private entrance, is accessed from the front into a hallway that leads to a sleek, fully tiled modern bathroom. The primary bedroom is situated at the front, while the second, equally spacious bedroom is at the rear, both offering ample potential for wardrobe space. A sliding glass door opens to a bright, open-plan kitchen and dining area, with a cosy sitting space that overlooks the beautiful gardens. The contemporary kitchen features matte charcoal cabinets and elegant wooden worktops,

equipped with a range of modern appliances. Another sliding glass door from the sitting area leads directly to the well-maintained gardens, offering seamless indoor-outdoor living.

Outside

The front of the property is beautifully maintained, featuring an array of shrubs and climbing plants, while also offering ample driveway parking and a double garage. A side gate provides access to the garden, where you'll find a charming greenhouse, a summerhouse, and private entry to the garage. The expansive rear gardens wrap around the property in an L-shape, offering generous lawn space, as well as gravel steps leading to the various patio and decked areas perfect for seating at different levels. The garden is both private and spacious, having been meticulously landscaped with a variety of flower beds and shrub borders, creating a serene atmosphere.

Services

All mains services are understood to be connected.

Local Authority

Dover District Council, White Cliffs Business Park, Whitfield, Dover, Kent, CT16 3PJ.

Tenure

Freehold

Current Council Tax Bands

Bungalow: E & Annexe: A

EPC Rating: TBC

Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



Annexe Photos



To view this property call Colebrook Sturrock on **01304 381155**

Entrance Hallway

7' 3" x 3' 8" (2.21m x 1.12m)

Principle Bedroom

14' 5" x 11' 11" (4.39m x 3.63m)

Bedroom Two

11' 11" x 10' 5" (3.63m x 3.17m)

Bedroom Three

13' 9" x 9' 2" (4.19m x 2.79m)

Bedroom Four

10' 5" x 9' 2" (3.17m x 2.79m)

Shower Room

6' 6" x 6' 5" (1.98m x 1.95m)

Bathroom

7' 3" x 5' 11" (2.21m x 1.80m)

Kitchen/Breakfast Room

13' 11" x 7' 10" (4.24m x 2.39m)

Sitting/Dining Room

14' 11" x 13' 11" (4.54m x 4.24m)

Sun Room

17' 1" x 7' 3" (5.20m x 2.21m)

Double Garage

18' 9" x 16' 3" (5.71m x 4.95m)

Ground floor



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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Annexe

Entrance Hall

15' 6" x 4' 10" max (4.72m x 1.47m)

Annexe Kitchen/Sitting Room

21' 1" x 9' 0" (6.42m x 2.74m)

Annexe Bedroom One

10' 11" x 8' 7" (3.32m x 2.61m)

Annexe Bedroom Two

12' 2" x 10' 9" (3.71m x 3.27m)

Annexe Bathroom

7' 4" x 5' 5" (2.23m x 1.65m)



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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