



FOUNDATION

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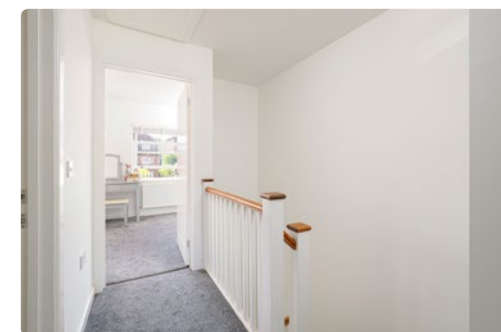
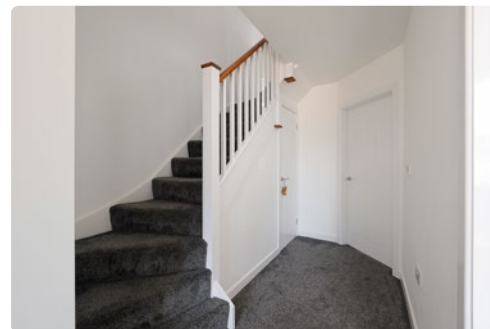
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2 Kyle Court, Watersend, Temple Ewell, Dover CT16 3PA

3 BEDROOMS | 1 BATHROOM | 1 RECEPTION

Freehold



2 Kyle Court, Watersend, Temple Ewell, Dover CT16 3PA

- Modern Semi Detached Home
- Three Bedrooms & Open Plan Family Room
- Contemporary Kitchen With Integral Appliances
- Energy Efficient Property
- South Easterly Facing Rear Garden
- Two Allocated Car Parking Spaces
- Beautiful Village Location Just Outside Dover

SITUATION:

Temple Ewell is a beautiful village situated close to the historic town of Dover and the neighbouring village of River. It is 1 mile south west of the A2 and 2 miles north of the A20, and a railway station at Kearsney provides direct access to London.

The nearby town of Dover has an excellent range of high street and independent shops, pubs, restaurants, leisure facilities including the famous English Heritage site 'Dover Castle' which has many outstanding events during the year.

The area has a wide variety of primary and secondary education to choose from with grammar schools available in Dover and Sandwich in addition to private education.

Whitfield offers convenient access to the A2 road network and the railway station and port for cross channel ferries at Dover. The nearby Cinque Port of Sandwich also offers an extensive range of shops and facilities as well

as the Royal St. Georges Golf Club and the Prince's Golf Club.

We endeavour to make our letting particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact.

Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

All measurements, floor plans and site plans are a guide to prospective buyers only and are not precise. Fixtures and fittings shown in any photographs are not necessarily included in the let and need to be agreed with the landlord.



DESCRIPTION:

Situated in the beautiful and popular village of Temple Ewell this modern semi-detached family home is perfect for the mature or expanding family. There is more than enough room for all with three good sized bedrooms, a spacious lounge with separate dining area and fitted kitchen

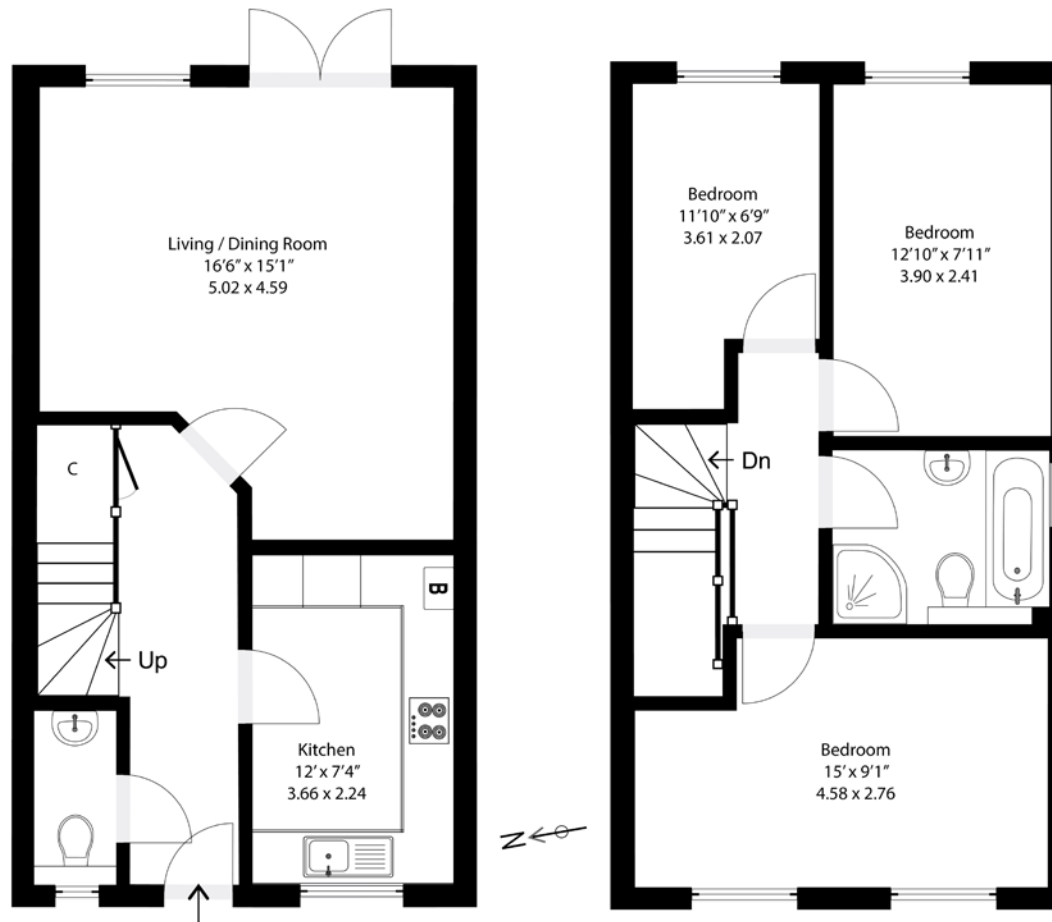
The property was built in early 2022 and is in exceptional condition. The property is set back from the road in a small walled development occupying a quiet residential location. On entering the property, you are welcomed into the hallway which has a large understairs storage cupboard and cloakroom with a two piece fitted suite of WC and wash hand basin.



There is a contemporary styled fitted kitchen which has white high gloss wall and base units with granite work surfaces and integral appliances which include inbuilt oven, hob and extractor fan, fridge and freezer, washing machine and dishwasher. To the rear of the property the lounge diner has separate lounge and dining areas double glazed patio doors leading to the garden.

To the first floor there are three good sized bedrooms and a family bathroom with a four-piece suite of shower cubicle, panelled bath, WC and wash hand basin.

To the exterior at the rear is a southeast facing garden, with separate lawn and patio areas, garden shed and side pedestrian access. At the front the property benefits for two off street parking spaces.



TOTAL FLOOR AREA: 882 sq. ft (82 sq. m)



EPC RATING
B



COUNCIL TAX BAND
C



GENERAL INFORMATION
All services are mains connected

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD

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