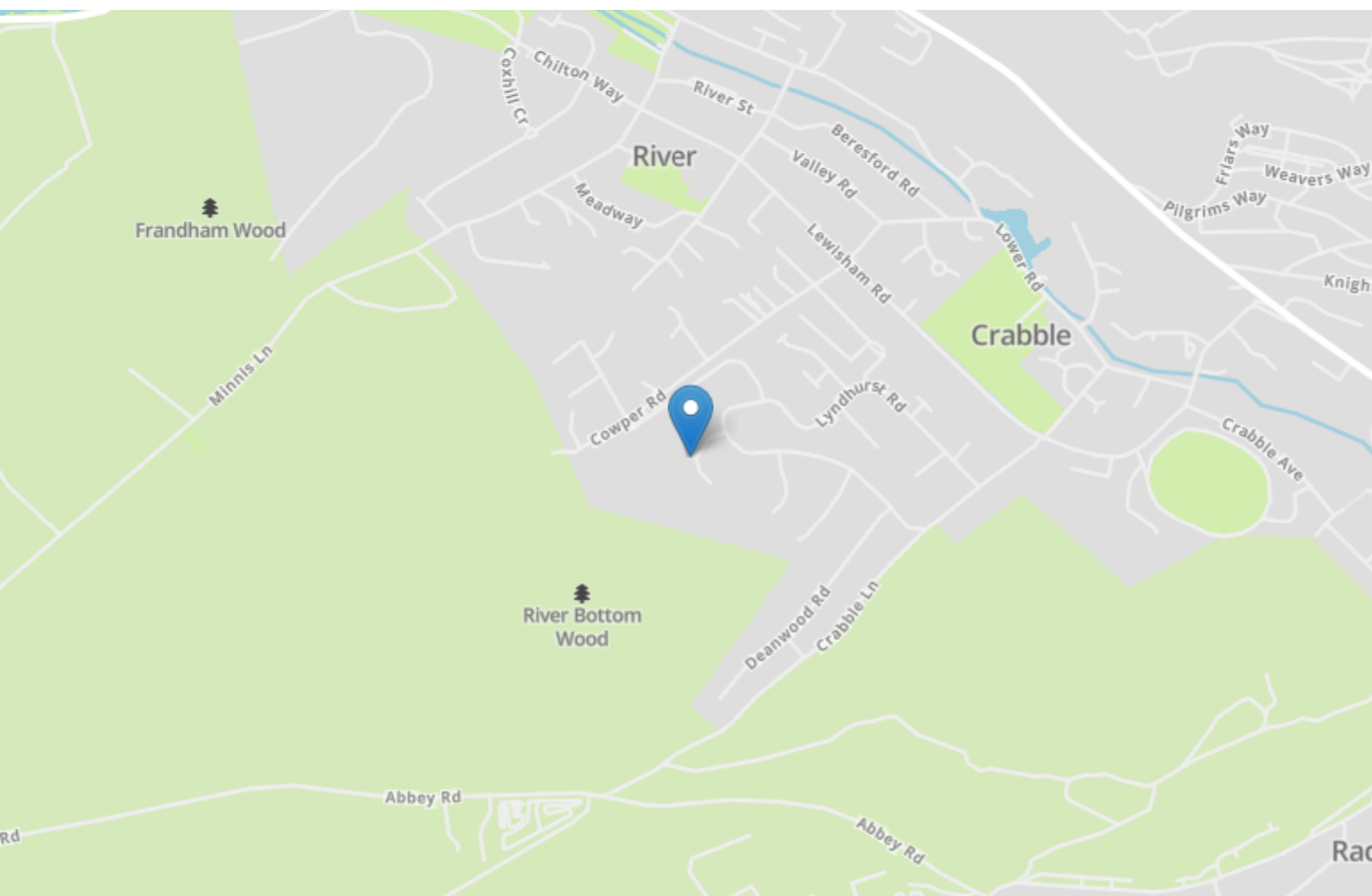


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	71	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



12 Wingrove Hill

RIVER, Dover
CT17 0NN

£450,000 FREEHOLD

Draft Details...FOR SALE THROUGH WITH BURNAP + ABEL... Burnap + Abel are delighted to offer onto the market this fabulous five bed detached family home located in the highly sought after Wingrove Hill, River Dover. The property would be ideal for a growing family and the accommodation boasts a light and airy lounge/diner, kitchen, five bedrooms and a family bathroom. Additional benefits include a garage & off street parking, large conservatory providing extra entertaining space, downstairs W.C., large rear garden which boasts stunning views over River and extra land which gives more space to extend or add outbuildings/log cabins, utility room, double glazing, gas central heating and solar panels which provides the current vendor with money back each year (owned outright). This home is situated in the sought-after and well regarded village of River with excellent local facilities within walking distance. These include a very popular primary school, a local Co-Op on Lower Road, a pharmacy/post office, public houses and Chinese takeaway. There are excellent access routes to the A2/M2 and also the M20 via the Alkham Valley. Kearsney train station is a short distance away and has access to Canterbury East on its route to London Victoria. For your chance to view call Burnap + Abel on 01304 279107.



Entrance Hall

W.C.

Lounge / Dining Room

6.13m x 5.09m (20'1" x 16'8").

Kitchen

3.71m x 2.61m (12'2" x 8'7").

Utility Room

2.71m x 1.90m (8'11" x 6'3").

Conservatory

3.92m x 3.26m (12'10" x 10'8").

Bedroom One

4.17m x 3.42m (13'8" x 11'3").

Bedroom Two

3.36m x 3.32m (11' x 10'11").

Bedroom Three

2.90m x 2.73m (9'6" x 8'11").

Bedroom Four

2.81m x 2.64m (9'3" x 8'8").

Bedroom Five

2.71m x 2.43m (8'11" x 8').

Shower Room

2.13m x 1.71m (7' x 5'7").

Garden

A large sunny rear garden offering wonderful far reaching views and tons of space for the children to run around and play whilst the adults can sit back and relax! Plenty of space to add an extension (subject to obtaining planning permission) or add outbuildings/log cabins.

Garage & Off Street Parking

Garage with power and parking for two cars.

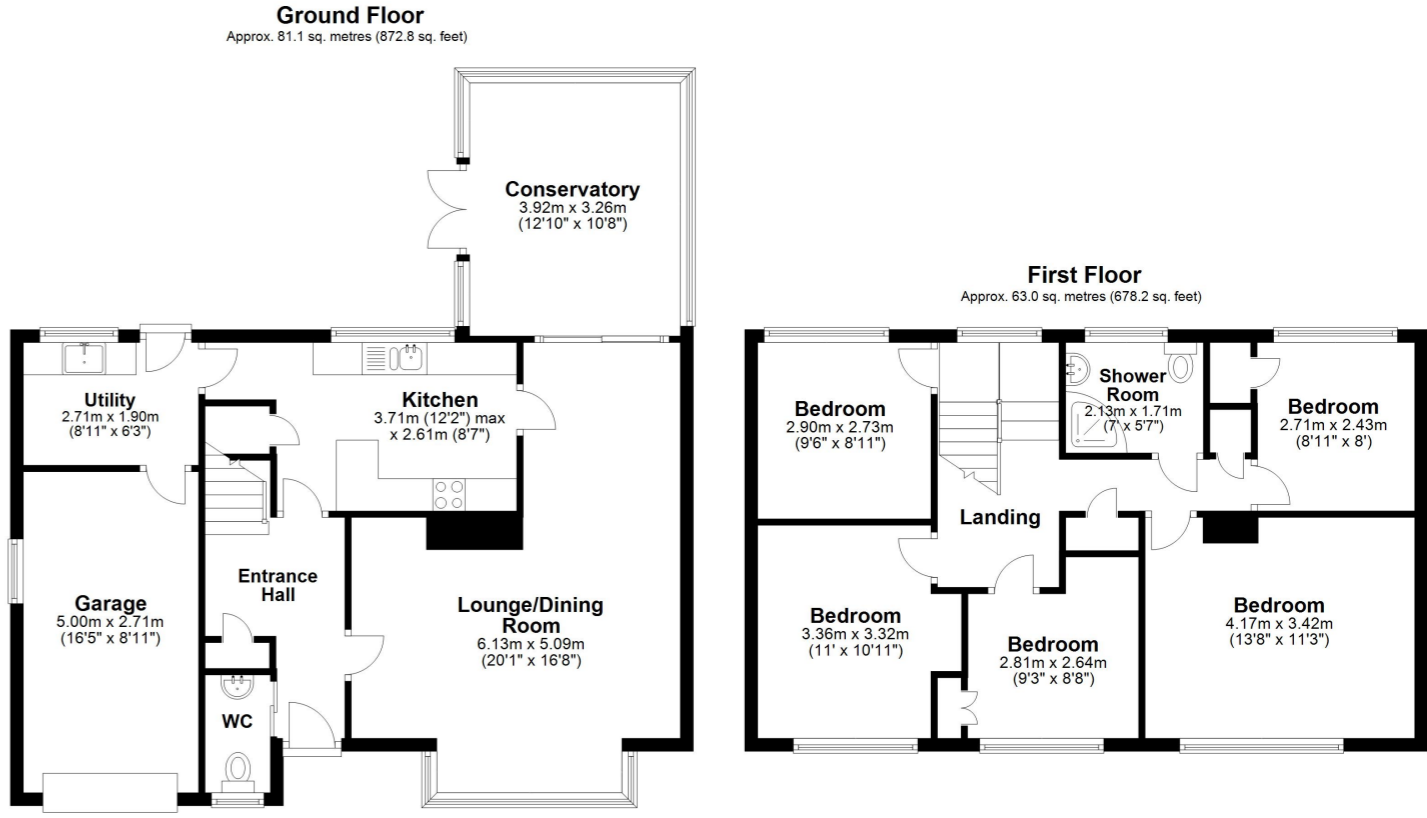
Solar Panels

The property is being sold with solar panels which are owned outright. These provide the current vendor a substantial amount of money back each year.

Area Information

The property lies in the village of River. River has several everyday amenities, including a local shop, a village hall, a pharmacy and an outstanding-rated primary school. Dover's town centre is two and a half miles away, offering a choice of high street shops and a selection of large supermarkets and leisure facilities.

The area is well connected by road, with the A2 a mile and a half away and the A20 providing access to the M20 at Folkestone. Dover Priory mainline station provides services to London St Pancras International, Charing Cross and Victoria, taking between one and two hours.



Total area: approx. 144.1 sq. metres (1551.0 sq. feet)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Plan produced using PlanUp.

