



2 Coxhill Gardens

RIVER, Dover
CT17 0PY

£375,000 FREEHOLD

Draft Details...FOR SALE THROUGH BURNAP + ABEL...Wonderful Three-Bedroom Semi-Detached Family Home in the Heart of River, Dover. This charming three-bedroom semi-detached family home offers the perfect combination of space, comfort, and convenience. With a thoughtfully designed layout and a warm, welcoming feel throughout, this property is ideal for growing families, downsizers, or those ready for their next step on the ladder. Step inside to find a bright and inviting lounge, perfect for relaxing evenings, and a spacious kitchen-dining room - the true heart of the home - ideal for family meals, entertaining, or simply enjoying daily life. A light-filled sunroom offers additional flexible living space and a tranquil view of the garden, while a utility room adds practicality for busy households. Upstairs, the home offers three well-proportioned bedrooms and a modern family bathroom, providing all the space needed for a comfortable family lifestyle. Outside, the property continues to impress with off-road parking, a garage, and a well-maintained garden - perfect for outdoor entertaining, children's play, or simply enjoying a peaceful moment in the sunshine. The home benefits from double glazing and gas central heating, ensuring warmth and efficiency throughout the seasons. Situated within walking distance to the outstanding River Primary School, and close to local amenities, countryside walks, and transport links, this home delivers on both lifestyle and location. For your chance to view call Burnap + Abel on 01304 279107.



Porch

Entrance Hall

Lounge

13' 2" x 11' 11" (4.01m x 3.63m)

Kitchen/Dining Room

18' 3" x 11' 8" (5.56m x 3.56m)

Sun Room

Utility

9' 9" x 7' 6" (2.97m x 2.29m)

Bedroom One

13' 10" x 10' 9" (4.22m x 3.28m)

Bedroom Two

11' 8" x 10' 9" (3.56m x 3.28m)

Bedroom Three

8' 5" x 7' 3" (2.57m x 2.21m)

Bathroom

8' 5" x 7' 1" (2.57m x 2.16m)

Garden

Garage & Off Street Parking

17' 9" x 9' 9" (5.41m x 2.97m)

Area Information

Located in the highly sought after historic village of River; a popular residential village providing amenities for a thriving community with a good village hall, primary school, post office, inns and a number of small grocery stores. The local athletic ground is shared by Dover's cricket, rugby and football clubs. Being part of the Kent Downs Area of Outstanding Natural Beauty, there are a wealth of public footpaths, bridle ways and cycle routes on one's doorstep. The beautiful Kearsney Abbey & Russell Gardens lie close by and Whitfield lies to the north-east with main brand superstores. The harbour town of Dover beyond has an impressive marina, water sport facilities, and excellent educational establishments; together with ferry service to the continent and high speed mainline railway station, with the travel time to London St Pancras being just under the hour.

