



## 28 Edred Road

Dover

CT17 0RP

£240,000 FREEHOLD

Draft Details...FOR SALE THROUGH BURNAP + ABEL...Welcome to this fabulous three-bedroom semi-detached home, perfectly positioned in the highly sought-after residential area of Edred Road, Dover. Offering generous living space arranged over three levels, this property is ideal for a range of potential purchasers seeking comfort, practicality, and an excellent location. Set on the first floor, the heart of the home features a wonderfully spacious lounge/dining room, providing an inviting environment for both relaxation and entertaining. Adjacent to this is the kitchen, and access to the private rear garden, creating an ideal layout for al fresco dining and enjoying the outdoors. The top floor hosts three well-proportioned bedrooms, each thoughtfully arranged to maximise space, along with a well-appointed family bathroom. The ground floor benefits from a convenient downstairs toilet/utility, enhancing everyday practicality. A standout feature of this superb home is the fabulous balcony area, providing a peaceful elevated spot to unwind and take in the surroundings. Further benefits include double glazing, gas central heating, a spacious garage, and off-road parking, ensuring year-round comfort and convenience. Situated within walking distance of schools, shops, and a variety of local amenities, this property offers an exceptional blend of lifestyle and location - an opportunity not to be missed. For your chance to view call Burnap + Abel on 01304 279107.





W.C. / Utility

5' 11" x 5' 7" (1.80m x 1.70m)

Lounge/Dining Room

26' 5" x 10' 1" (8.05m x 3.07m)

Kitchen

9' 8" x 7' 10" (2.95m x 2.39m)

Bedroom One

11' 8" x 10' 2" (3.56m x 3.10m)

Bedroom Two

14' 5" x 7' 2" (4.39m x 2.18m)

Bedroom Three

9' 9" x 7' 2" (2.97m x 2.18m)

Bathroom

9' 5" x 5' 11" (2.87m x 1.80m)

Garden

Garage & Off Street Parking

16' 5" x 10' 2" (5.00m x 3.10m)

Area Information

Located in a popular suburb of Dover and just a short walk into town and the high speed train station which will have you in London, St Pancras in just over an hour. Dover is perhaps best known for its towering White Cliffs & Dover Castle, but the historic port and surrounding areas have a lot more to offer than simply the natural formation, from historical sites to seaside eateries to boat trips. A good selection of well regarded schools are within close proximity including the Dover Grammar Schools and Duke of York's Royal Military School.

