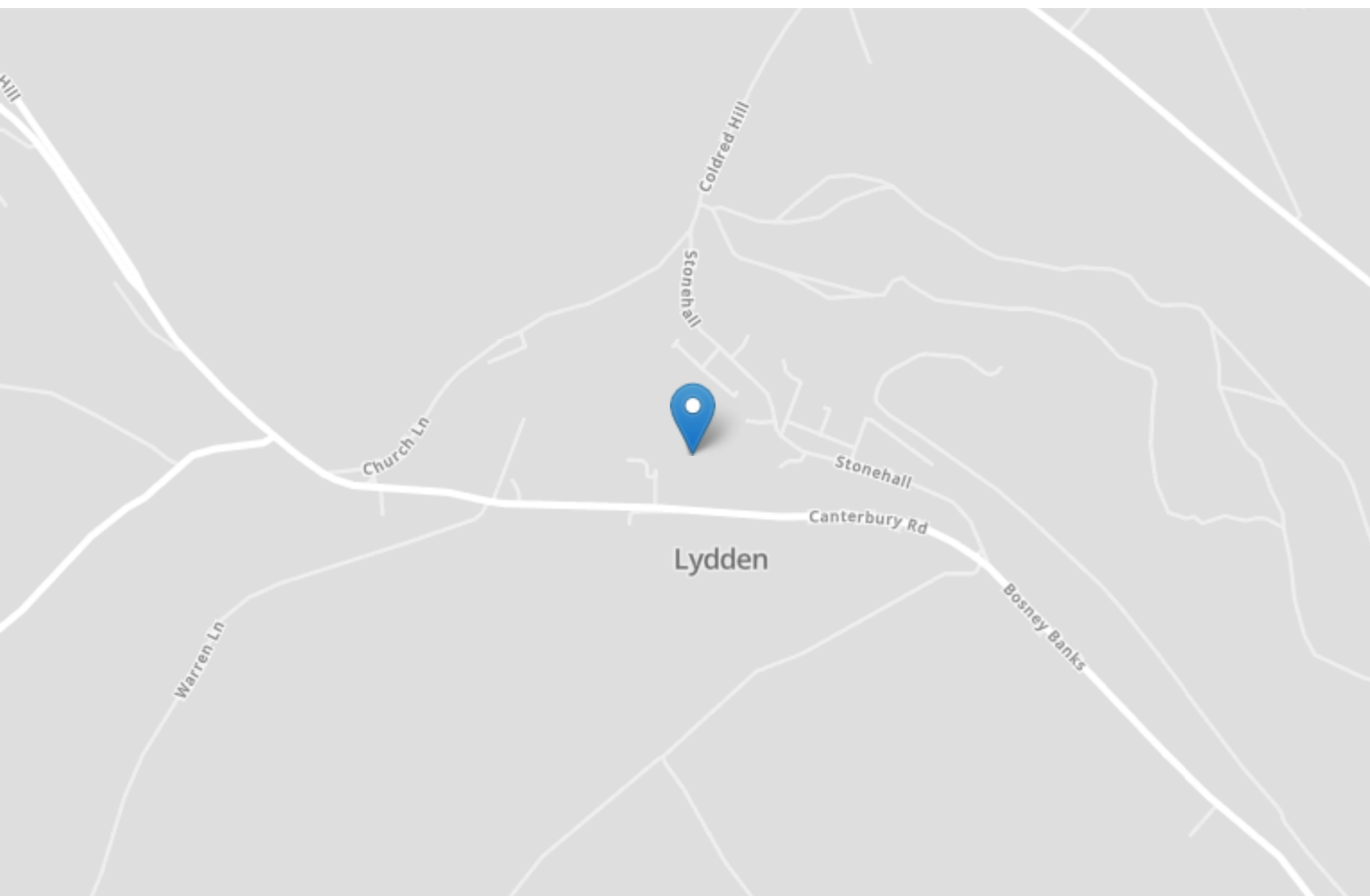


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	86	91
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



25 St Marys Rise

LYDDEN, Dover
CT15 7FH

£675,000 FREEHOLD

Draft Details...Wonderful Four/Five Bed Detached Modern Family Home | Large Garage & Parking For Four Cars | Two En Suites & A Family Bathroom | 9 Year NHBC Warranty Remaining & One Year Snagging Warranty Remaining | Ground Floor Under Floor Heating | Burnap + Abel are delighted to offer onto the market this fabulous four/five bed detached family home located in the highly sought after Lydden Hills development. This luxury home boasts a large lounge/dining room which is ideal when entertaining, beautiful kitchen, four double bedrooms, a stunning upstairs family bathroom and downstairs shower room. Additional benefits include a private garden, spacious garage and off road parking for four cars, two en suites, W.C. on the first floor, downstairs study/bedroom five, downstairs family room, double glazing and gas central heating. Lydden is a highly sought-after village which is situated near to the neighbouring villages of River and Temple Ewell. In transport terms Lydden is well connected, being close to the A2 and A20 trunk routes and having a railway station at Kearsney with direct services to London, and only 3 miles from the Port of Dover. For your chance to view call Burnap + Abel on 01304 279107.



Entrance Hall

Karndeian floor with underfloor heating, double glazed window, under stairs storage cupboard and doors leading to;

Study/Bedroom Five

10' 8" x 8' 5" (3.25m x 2.57m) Double bedroom with carpeted floor, under floor heating and double glazed window. Could also be used as a study.

Shower Room

Beautiful suite with walk in rainfall shower, low level W.C., wash hand basin, extractor fan and heated towel rail.

Family Room

12' 9" x 9' 4" (3.89m x 2.84m) Karndeian flooring, underfloor heating, kitchenette area, double glazed window and doors to the garden.

First Floor Landing

Carpeted stairs, carpeted landing, cupboard space, radiator and doors leading to;

W.C.

Low level W.C., wash hand basin, radiator and extractor fan.

Lounge/Dining Room

27' 2" x 12' 1" (8.28m x 3.68m) Fabulous open plan lounge/dining room which is ideal when entertaining - Karndeian floor, throughout, double glazed windows, radiators and space for a large table and chairs.

Kitchen

19' 2" x 8' 5" (5.84m x 2.57m) Off of the lounge/dining room is this stunning modern fitted kitchen - A mix of wall and base units, integrated fridge freezer, dishwasher, washing machine, oven/grill and hob. Radiator and double glazed windows.

Bedroom Two

11' 0" x 10' 2" (3.35m x 3.10m) Large double bedroom with carpeted floor, radiator and double glazed window.

En Suite

Walk in rainfall shower, low level W.C., wash hand basin, heated towel rail and extractor fan.

Second Floor Landing

Carpeted stairs, carpeted landing, loft hatch, radiator, cupboard space, double glazed window and doors leading to;

Bedroom One

16' 11" x 9' 3" (5.16m x 2.82m) Large double bedroom with carpeted floor, walk in wardrobe/dressing area, radiator, double glazed window and double glazed Velux window.

En Suite

Stunningly large en suite with a bath, separate walk in shower, low level W.C., wash hand basin, heated towel rail, extractor fan and frosted double glazed window.

Bedroom Three

14' 8" x 10' 4" (4.47m x 3.15m) Large double bedroom with carpeted floor, radiator, double glazed window and double glazed Velux window.

Bedroom Four

14' 9" x 8' 10" (4.50m x 2.69m) Large double bedroom with carpeted floor radiator and double glazed window.

Bathroom

7' 7" x 6' 1" (2.31m x 1.85m) lovely modern bathroom with low level W.C., bath with overhead shower, wash hand basin, heated towel rail, extractor fan and double glazed Velux window.

Garden

A beautiful landscaped garden provides the perfect outdoor oasis for enjoying warm summer days or hosting BBQs with friends.

Garage & Off Street Parking

17' 9" x 12' 11" (5.41m x 3.94m) A spacious garage with lighting and power. Space for fridge freezer and tumble dryer. Door to garden. The property also has off road parking for 4 cars.

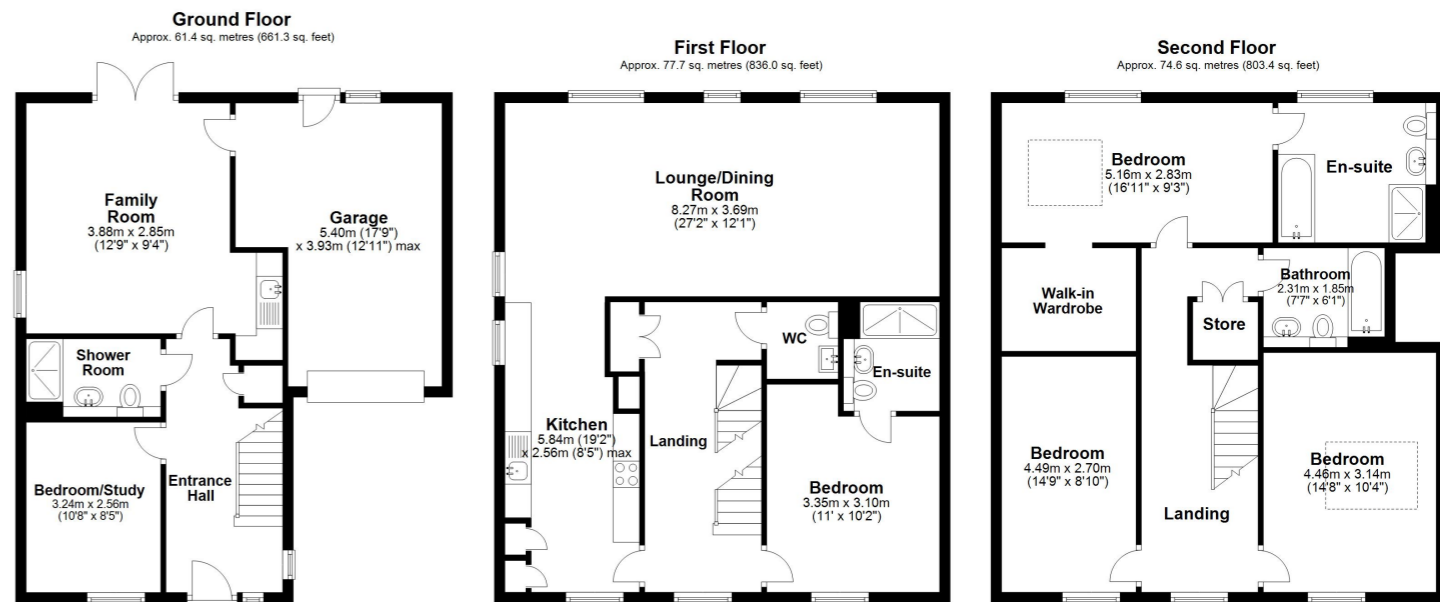
Service Charge

The vendor has informed us that they pay an annual service charge of £535 (Approximately).

Area Information

This exciting development, set in the North Downs offers the opportunity to enjoy living in the heart of the stunning rolling countryside of South-East Kent in a home that offers exciting modern style. Just a few miles north of Dover in the North Downs Area of Outstanding Natural Beauty, this exclusive development provides just thirty one houses.

A home at Lydden Hills provides everything for family living, including educational facilities for every age, aptitude and interest. From friendly nearby nurseries and pre-schools to prestigious colleges and world-class universities at Canterbury, the education your children need is within easy reach.



Total area: approx. 213.7 sq. metres (2300.7 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.

