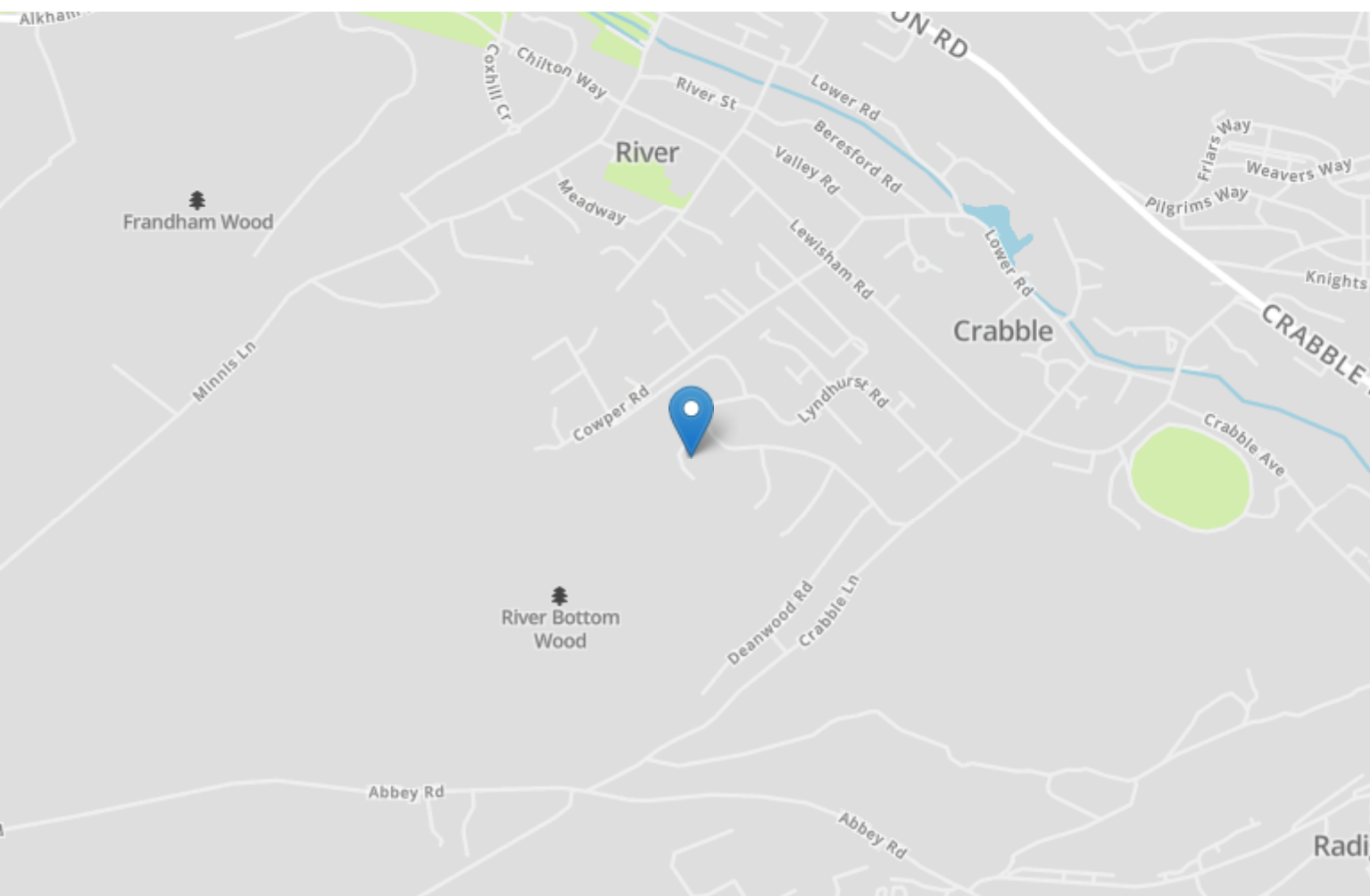


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## 24 Wingrove Hill

RIVER, Dover  
CT17 ONN

**£475,000 FREEHOLD**

Draft Details...Beautiful Four/Five Bed Detached Family Home | Garage & Parking For Approximately Four Cars | Downstairs W.C. | Large Garden | Burnap + Abel are delighted to offer onto the market this fabulous four/five bed detached family home located in the highly sought after Wingrove Hill, River Dover. The property is in beautiful condition throughout and the accommodation boasts a light and airy lounge, beautiful open plan kitchen/dining room, four good size bedrooms and a modern family bathroom. Additional benefits include a downstairs study that could also be used as a fifth bedroom or playroom, garage & off street parking for approximately four cars, large rear garden, downstairs W.C., double glazing and gas central heating. 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.





## Porch

## Entrance Hall

Radiators, under stairs storage cupboard, carpeted stairs to the first floor and doors leading to;

## W.C.

Low level W.C., wash hand basin and frosted double glazed window.

## Lounge

18' 4" x 11' 11" (5.59m x 3.63m) Spacious lounge with carpeted floor, radiator, double glazed window and double glazed and double glazed doors to the garden.

## Kitchen

12' 1" x 11' 4" (3.68m x 3.45m) Open plan kitchen/dining room - ideal when entertaining ! A modern style kitchen with a mix of wall and base units, breakfast bar, space for fridge freezer, washing machine and dishwasher, Integrated oven/microwave and hob and a double glazed window.

## Dining Room

12' 6" x 9' 6" (3.81m x 2.90m) Space for a table and chairs, radiator, double glazed window and double glazed doors to the garden.

## Study / Bedroom Five

9' 9" x 8' 4" (2.97m x 2.54m) A generous size study which could be used as a fifth bedroom or a playroom. Carpeted floor, radiator and double glazed window.

## First Floor Landing

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

## Bedroom One

14' 11" x 10' 11" (4.55m x 3.33m) A large double bedroom with carpeted floor, radiator and double glazed window.

## Bedroom Two

11' 0" x 10' 5" (3.35m x 3.17m) A large bedroom with carpeted floor, radiator and double glazed window.

## Bedroom Three

12' 0" x 8' 9" (3.66m x 2.67m) Double bedroom with carpeted floor, radiator and double glazed window.

## Bedroom Four

9' 8" x 8' 4" (2.95m x 2.54m) A generous size fourth bedroom with carpeted floor, radiator and double glazed window.

## Bathroom

10' 11" x 6' 8" (3.33m x 2.03m) Modern bathroom a low level W.C., bath with overhead shower, wash hand basin, radiator and frosted double glazed window.

## Garden

A large and private rear garden boasting wonderful views over over River! Paved seating area and steps leading to spacious lawn area. Side access and rear doo to the garage.

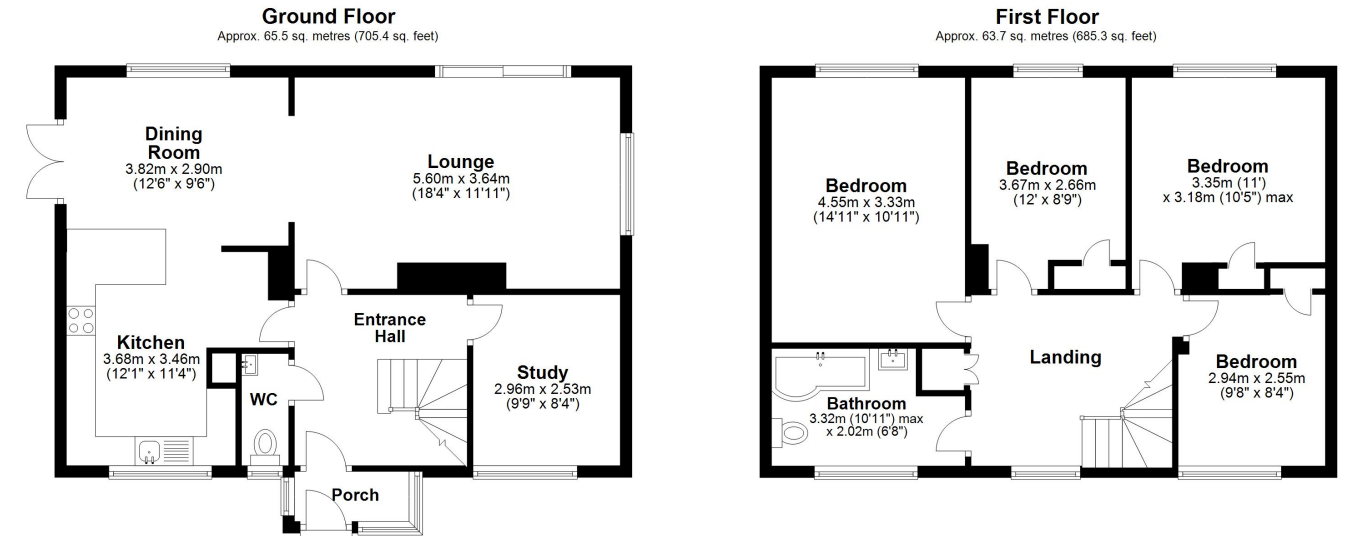
## Garage & Off Street Parking

17' 3" x 8' 3" (5.26m x 2.51m) A spacious garage with lighting and power. Parking for approximately four cars.

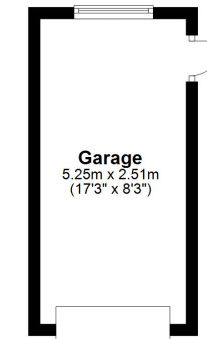
## Area Information

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.



**Outbuilding**  
Approx. 13.2 sq. metres (141.8 sq. feet)



Total area: approx. 142.4 sq. metres (1532.5 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.

