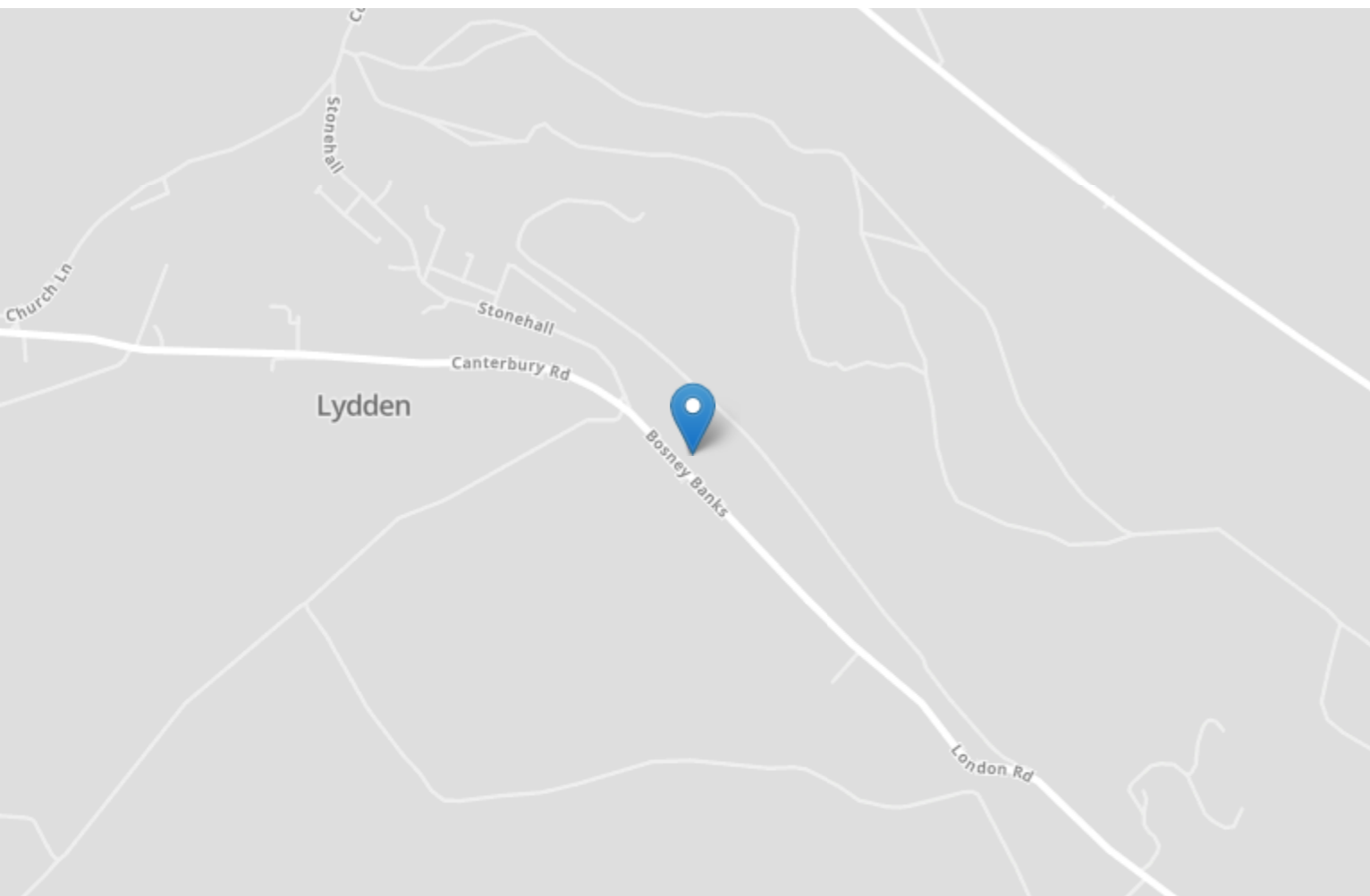


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs	100	100
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



44 Canterbury Road

LYDDEN, Dover
CT15 7ER

£500,000 FREEHOLD

Draft Details...Offers In Excess Of £500,000| Beautifully Extended Five Bedroom Detached Bungalow | Large Sunny Rear Garden | Solar Panels (Vendor has Informed Us That These Are Fully Owned) | Off Road Parking For Multiple Vehicles | Burnap + Abel are delighted to offer onto the market this fabulously extended five bedroom detached bungalow situated in the highly sought after Canterbury Road, Lydden, Dover. The property is set back from the main road and the accommodation boasts a beautiful open plan lounge/kitchen with underfloor heating, modern bathroom and five good size bedrooms. Additional benefits include a large sunny rear garden with views of the North Downs, off road parking for multiple vehicles, play room for young children which is accessed via the lounge (restricted head height), solar panels, beautiful en suite shower room, car charging point, emergency power switch, utility 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 sole agent Burnap + Abel on 01304 279107.



Entrance Hall

Laminate floor, loft hatch, radiator and doors leading to;

Lounge / Kitchen

24' 4" x 14' 7" (7.42m x 4.45m) The wow factor comes at the rear of the bungalow. The large, open plan kitchen/family room is simply stunning. The island with built in Bosch induction hob means that you will never feel left out of conversation as you entertain again. This space is equally as good for families. There is a huge amount of space for everybody to spread out and with the added benefit of bi folding doors you really can bring the outside in. The kitchen has a mix of wall and base units, underfloor heating, integrated oven/grill, fridge freezer and dishwasher.

Utility Room

Space for washing machine, tumble dryer, sink, cupboards, radiator and doors to the side of the bungalow giving access to the front and rear.

Bedroom One

15' 4" x 9' 11" (4.67m x 3.02m) A large double bedroom with carpeted floor, built in wardrobes, radiator and double glazed window.

En Suite

Lovely modern en suite with shower, low level W.C., wash hand basin and extractor fan.

Bedroom Two

13' 9" x 12' 0" (4.19m x 3.66m) Double bedroom with double glazed bay fronted window and radiator.

Bedroom Three

11' 3" x 9' 1" (3.43m x 2.77m) Double bedroom with laminate floor, radiator and double glazed window.

Bedroom Four

12' 2" x 8' 10" (3.71m x 2.69m) Double bedroom with carpeted floor, radiator and double glazed window.

Bedroom Five

10' 1" x 9' 4" (3.07m x 2.84m) Double bedroom with carpeted floor, radiator and double glazed window.

Bathroom

9' 9" x 8' 6" (2.97m x 2.59m) Lovely modern family bathroom with walk in shower, separate bath, low level W.C., wash hand basin heated towel rail and frosted double glazed window.

Play Room

There is access to a play room for younger children (restricted head height). Carpeted, lighting and power.

Garden

A large sunny rear garden with large lawn, patio, decking and BBQ areas. Ideal outside space for entertaining family and friends on those Summer weekends. Shed with lighting/power.

Parking

The property is being sold with parking for multiple vehicles.

Solar Panels

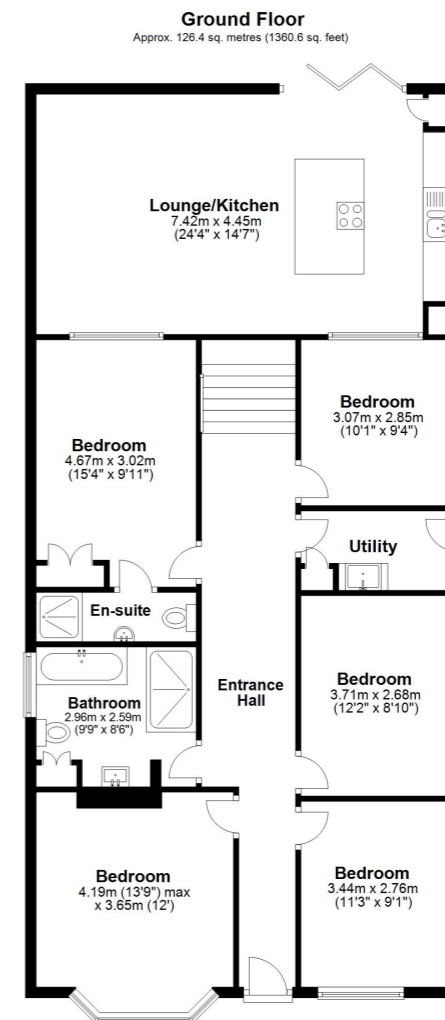
The property has Solar Panels (vendors have informed us they are fully owned). A real selling point due to the cost of energy bills rising.

Area Information

The Property is situated on the fringe of the sought after village of Lydden. The village itself benefits from having a local primary school rated 'good' by Ofsted, Doctors surgery, a bus route with regular buses to Canterbury and Dover along with the renowned Lydden Bell a charming old Coaching Inn which boasts a great dining and drinks menu. The neighbouring villages of River and Temple Ewell offer more day to day facilities, Co -op convenience store, Pharmacy and Post office. Both villages share the historic park, Kearsney Abbey and another two adjacent parks namely Russel Gardens and Bushy Ruff renowned for lovely walks.

There is a local train station nearby at Kearsney, and the High-speed rail link to London from Dover Priory in around 60 minutes. There are great road links nearby to the M20 and the A2/M2 both to London, or in the other direction the Channel ports. The popular White Cliffs retail and leisure park is approximately 2.5 miles away home to national supermarkets and a variety of popular fashion, dining, leisure and fitness activities for the whole family.

Also within close proximity are Kent's famous White Cliffs, Deal and Folkestone's Harbour Arm and Hythe further along the coastline. The Cathedral City of Canterbury is about 15 minutes drive with its vast array of shops, restaurants and recreational facilities, plus two theatres and the Kent County Cricket ground. There is also an excellent choice of schools in both the private and state sectors, colleges, universities and grammar schools which can also be found in Canterbury, Folkestone and Dover.



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.

