



4 Chaucer Crescent

Dover
CT16 2DA

£210,000 FREEHOLD

Draft Details...FOR SALE THROUGH BURNAP + ABEL...Offers Over £210,000..Versatile Four/Five-Bedroom Terraced Family Home with Sunny Garden & Excellent Local Amenities | Offering superb flexibility and generous space, this versatile four/five-bedroom terraced family home is ideal for growing families or buyers looking to tailor a property to their own needs. The layout includes a lounge, practical kitchen, handy utility room, shower room and two toilets, providing convenience across all floors. With four well-sized bedrooms plus a flexible fifth room that could serve as a guest room, office, or second reception, this home adapts effortlessly to modern family life. Outside, you'll find a sunny rear garden - perfect for relaxing or entertaining - and the roof was replaced in 2015, ensuring added peace of mind. There's also huge potential to modernise, allowing you to create your dream home over time. Additionally, like several neighbouring properties, there is potential to create off-street parking to the front - subject to obtaining the relevant planning permission. Located in a well-connected area, the property is within close proximity to a number of reputable schools and local shops, making it a practical and desirable choice for families. This is a fantastic opportunity to secure a spacious, adaptable home with great potential - early viewing is highly recommended. Call Burnap + Abel on 01304 279107 to arrange access.



Lounge

12' 9" x 11' 8" (3.89m x 3.56m)

Kitchen

12' 9" x 9' 5" (3.89m x 2.87m)

Bedroom/Dining Room

11' 11" x 11' 9" (3.63m x 3.58m)

Bathroom

5' 9" x 4' 10" (1.75m x 1.47m)

Utility

8' 0" x 5' 3" (2.44m x 1.60m)

Bedroom

11' 11" x 9' 4" (3.63m x 2.84m)

Bedroom

10' 8" x 8' 10" (3.25m x 2.69m)

Bedroom/Study

9' 8" x 9' 5" (2.95m x 2.87m)

Bedroom

6' 5" x 5' 7" (1.96m x 1.70m) Plumbing in place to turn back into bathroom.

Bedroom

10' 6" x 5' 10" (3.20m x 1.78m) Stud wall erected to split into two rooms - Can be taken down by potential purchase to create one bigger bedroom.

Bedroom

10' 6" x 6' 7" (3.20m x 2.01m) Stud wall erected to split into two rooms - Can be taken down by potential purchase to create one bigger bedroom.

W.C.

Garden

Area Information

This property is situated within easy access of Dover town and a selection of shops and is also ideally located for access to the A2/M2 and the M20 via the Alkham Valley. There are a good range of primary and secondary schools nearby including the Girl's and Boy's Grammar Schools. Within a short driving distance is the railway station at Kearsney and also Dover Priory station in the town with the fast link train to London St Pancras in 1 hour 10 minutes.

