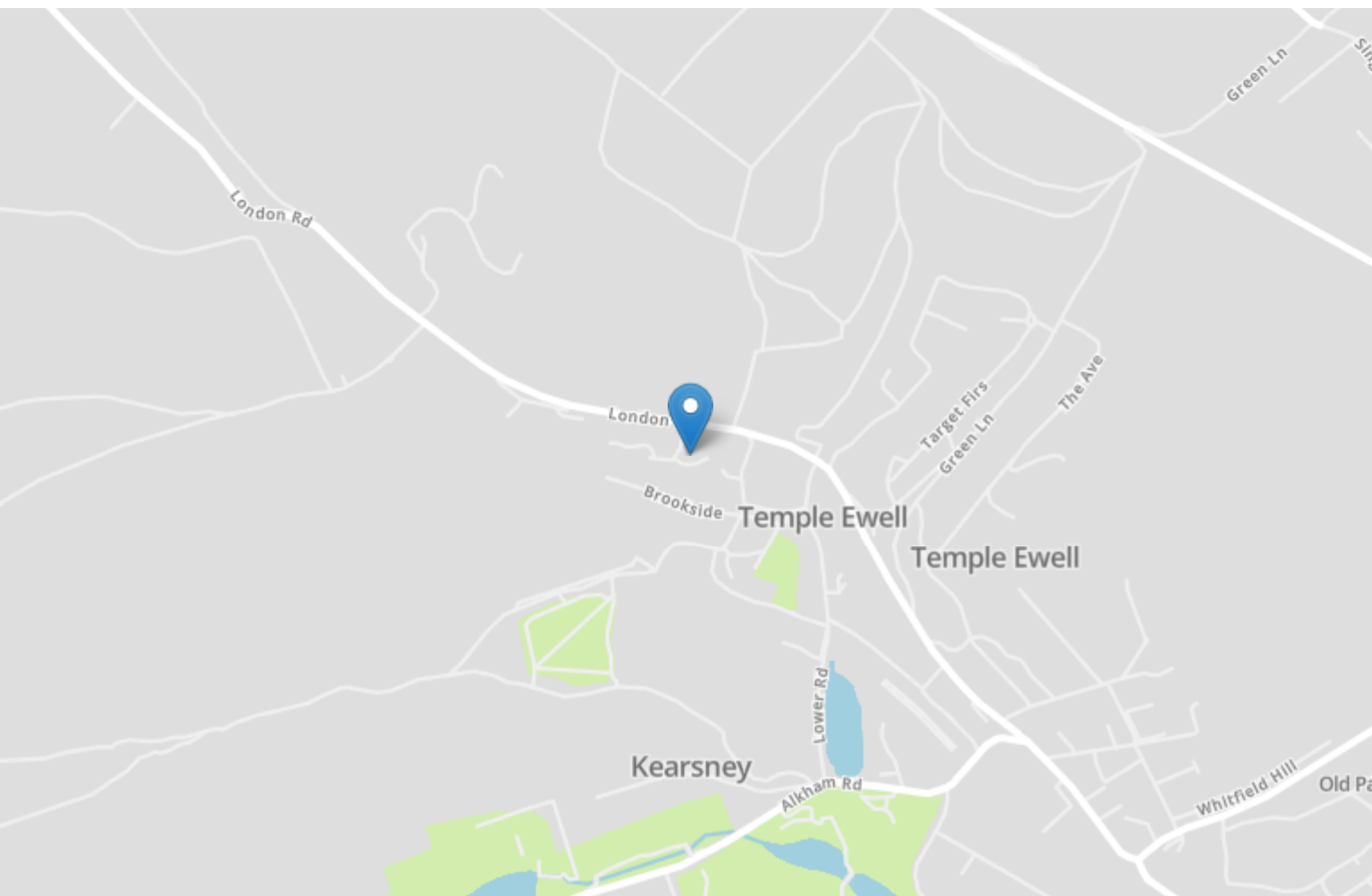


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## 2 Waters End

TEMPLE EWELL, Dover  
CT16 3PA

**£600,000 FREEHOLD**

Draft Details...Price Range £600,000 - £625,000 | Stunning four bed detached family home | Garage + off street parking for approximately three / four vehicles | Study | Two bathrooms | Triple glazing throughout | Burnap + Abel are delighted to offer onto the market this fabulous four bed detached family home located in the highly sought after Waters End, Temple Ewell, Dover. The property is in beautiful condition throughout and the accommodation boasts a large lounge, modern style kitchen with bespoke wall and base units, granite worktops and water softener, spacious dining room, four double bedrooms and two tastefully designed bathrooms (one being a shower room). Additional benefits include a sunny rear garden with double side access, garage + off street parking for three / four cars, study, utility room with under floor heating, downstairs W.C., triple glazing throughout and gas central heating (boiler installed 2022). In a much sought after quaint village situated between two areas of outstanding natural beauty, approximately 0.4 miles to the Kearsney railway station, a short walk to the local shop and well regarded primary school which hosts a range of community events. This fine home will surely attract a variety of purchasers. For your chance to view call sole agent Burnap + Abel on 01304 27917.





### Entrance Hall

Italian tiled floor, radiator carpeted stairs to the first floor and doors leading to;

### Study

8' 7" x 7' 6" (2.62m x 2.29m) A generous size study with laminate floor, radiator and a triple glazed window.

### Shower Room

8' 5" x 5' 3" (2.57m x 1.60m) A lovely modern shower room with Italian tiled flooring, walk in shower, low level W.C., wash hand basin, heated towel rail, Led demister mirror and a triple glazed window.

### Dining Room

14' 8" x 13' 0" (4.47m x 3.96m) A light and airy dining room with carpeted floor, radiator, triple glazed window and space for a table and chairs.

### Kitchen

13' 1" x 9' 7" (3.99m x 2.92m) A beautiful modern style kitchen with a mix of bespoke oak wall and base units, granite worktops, space for fridge freezer, rangemaster and dishwasher. Franke sink & tap, water softener, Italian porcelain tiled floor, radiator and a triple glazed window.

### Store Room

Cupboard space with wall mounted boiler (installed 2022). storage space and access to the garage.

### Lounge

23' 7" x 18' 10" (7.19m x 5.74m) A large lounge area with carpeted floor, flueless gas fire, under stair storage space, radiators, triple glazed window and triple glazed doors leading to the garden.

### W.C.

Antico flooring, low level W.C. and wash hand basin.

### Utility

Under floor heating, a mix of wall and base units, space for washing machine, fridge freezer, tumble dryer and sink.

### First Floor Landing

Carpeted stairs, triple glazed window, carpeted landing, loft hatch (loft ladder, part boarded, insulated and lighting), large airing cupboard with pump and doors leading to;

### Bedroom One

15' 0" x 11' 5" (4.57m x 3.48m) A large double bedroom with hard flooring, triple glazed window and radiator.

### Bedroom Two

10' 8" x 10' 4" (3.25m x 3.15m) Double bedroom with hard flooring, radiator and a triple glazed window.

### Bedroom Three

11' 9" x 10' 3" (3.58m x 3.12m) Double bedroom with double aspect triple glazed windows, radiator and hard flooring.

### Bedroom Four

12' 4" x 7' 6" (3.76m x 2.29m) Double bedroom with with hard flooring, radiator and triple glazed window.

### Bathroom

7' 10" x 5' 3" (2.39m x 1.60m) Beautiful bathroom with p shaped bath with rainfall shower, low level W.C., wash hand basin, heated towel rail oak flooring and triple glazed window.

### Garden

A good size sunny rear garden with paved, lawn and decked areas. Ideal outside space to entertain family and friends with those Summer BBQs. Double side access.

### Garage

13' 7" x 8' 1" (4.14m x 2.46m) A generous size garage with lighting and power.

### Off Street Parking

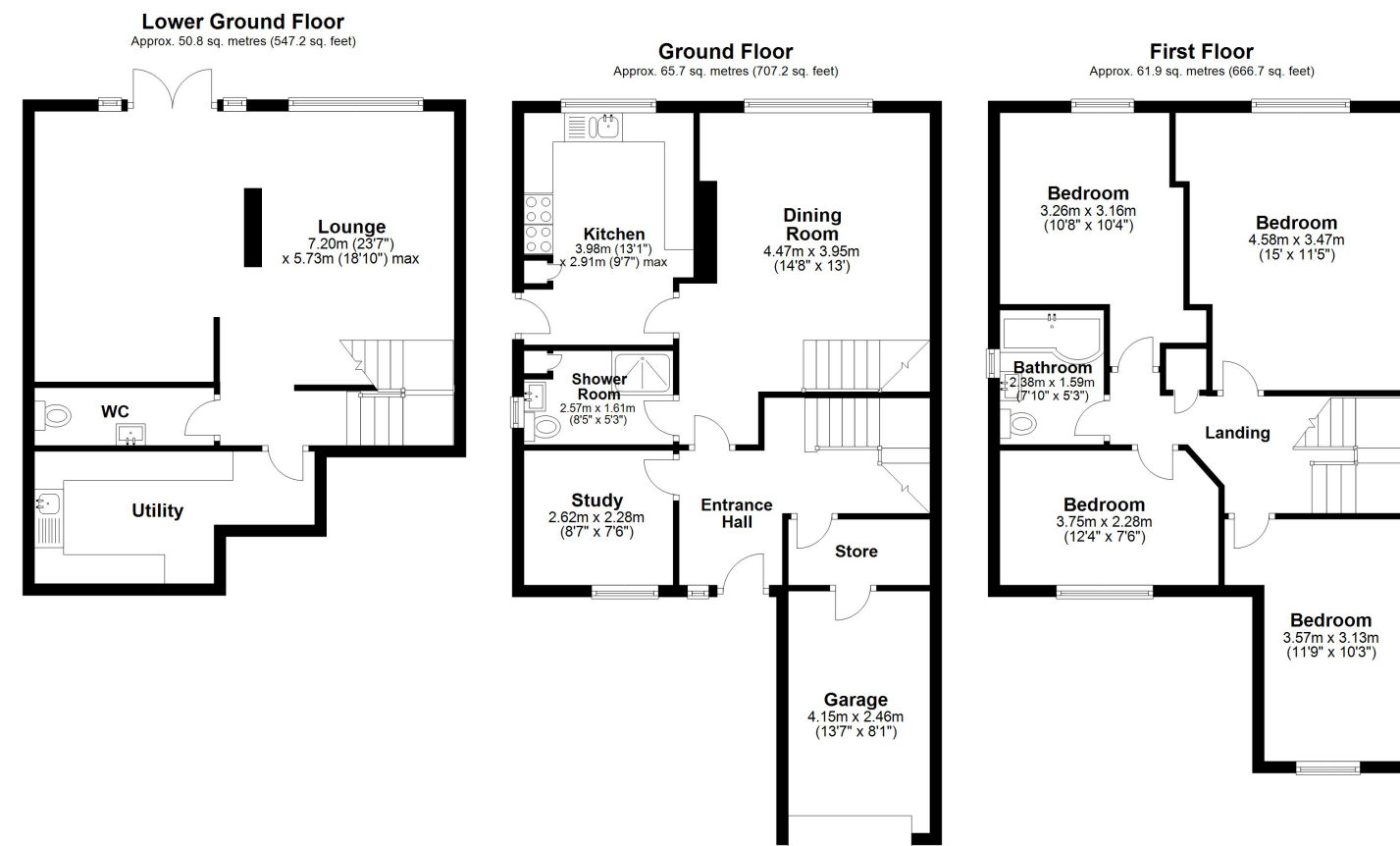
Off street parking for approximately three / four vehicles.

### Area Information

Temple Ewell is a historic village located three miles away from the famous town of Dover. Kearsney Rail Station is situated between the Temple Ewell, Kearsney and River villages.

Temple Ewell is closely situated to Kearsney Abbey and Russell Gardens, with stunning views, picnic areas and wildlife such as waterfowl nesting on the islands or lakes there. This property is located 2.5 miles from Dover town centre.

Local schools include Temple Ewell Church of England Primary School and other schools such as Dover St. Mary's Church of England Primary School and St. Richard's Catholic Primary School are situated nearby. The surrounding area also includes the secondary schools, St. Edmund's Catholic School, Dover Grammar School for Girls, Dover Grammar School for Boys and Astor Community School.



Total area: approx. 178.5 sq. metres (1921.1 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.

