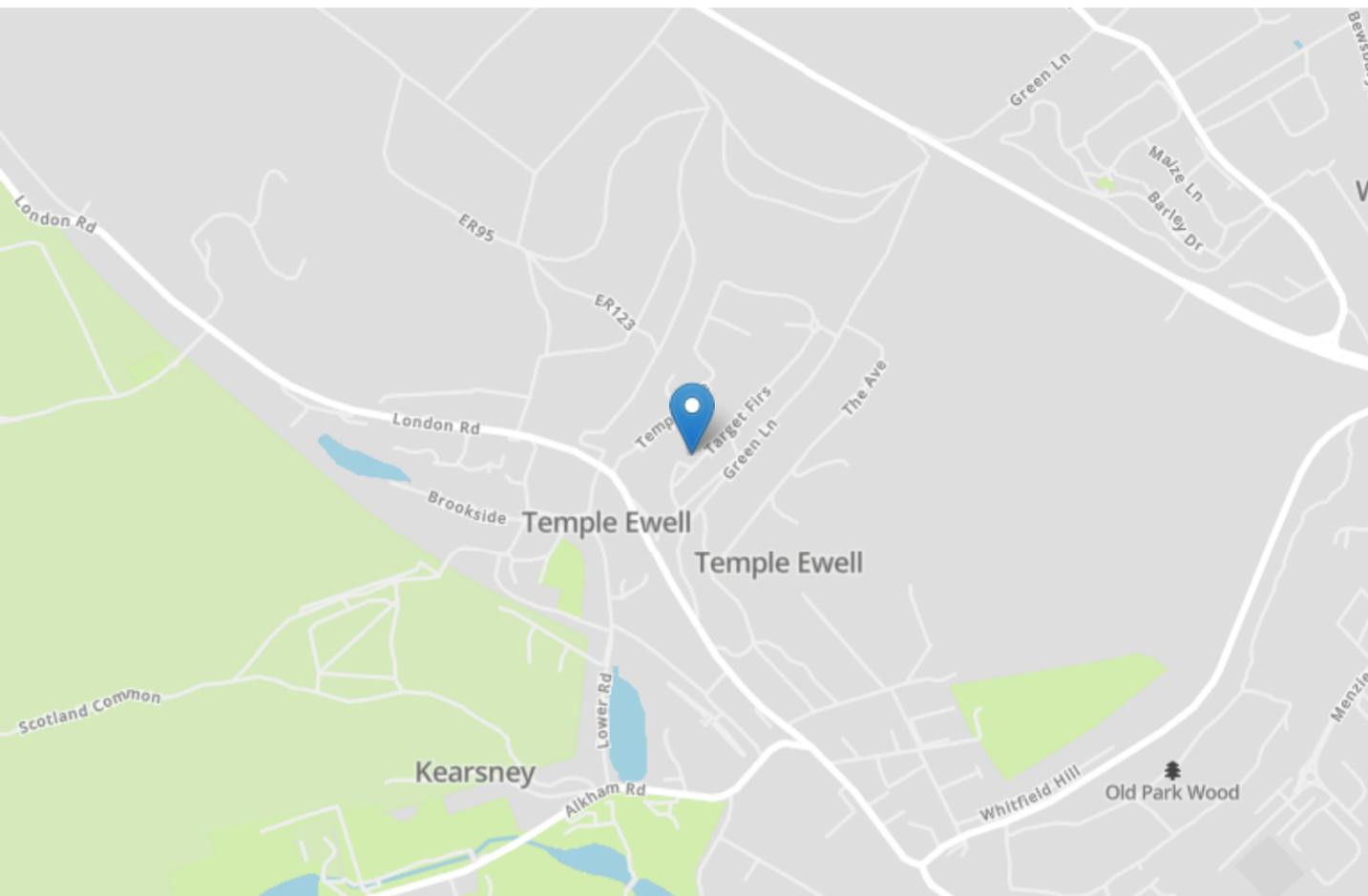


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



13 Target Firs

TEMPLE EWELL, Dover
CT16 3AT

£259,950 FREEHOLD

Draft Details...FOR SALE THROUGH BURNAP + ABEL is this superb family home, boasting some of the finest views across Temple Ewell and Lydden. Situated in a peaceful setting with semi-rural walks close by and modernised throughout, this is an ideal home ready for its next family to enjoy. The property impresses from the moment you step inside. A spacious entrance hall leads through to the main lounge, a welcoming and versatile space perfect for both relaxing and entertaining. The modern kitchen/diner features a range of matching wall and base units with built-in appliances, making it both stylish and practical. Storage is a real highlight, with a generously sized storage area in the kitchen and two additional cupboards located in the hallway. The home also benefits from excellent accessibility, with a family bathroom and two of the three bedrooms located on the ground floor. Bedrooms two and three are well-proportioned, while the principal bedroom is positioned privately on the first floor and enjoys the added luxury of an en-suite shower room. Outside, the front and rear gardens provide ideal spaces to unwind after a long day. The rear decking area is perfect for al-fresco dining or enjoying a glass of something cold while taking in the outstanding views. In our opinion, the property has been maintained to a high standard by the current owners, and an internal viewing is highly recommended to fully appreciate everything this wonderful home has to offer. For your chance to view call Burnap + Abel on 01304 279107.



Lounge

10' 1" x 10' 1" (3.07m x 3.07m)

Kitchen/Dining Room

20' 9" x 8' 2" (6.32m x 2.49m)

Bedroom Two

13' 10" x 8' 4" (4.22m x 2.54m)

Bedroom Three

9' 11" x 6' 10" (3.02m x 2.08m)

Bathroom

6' 10" x 5' 7" (2.08m x 1.70m)

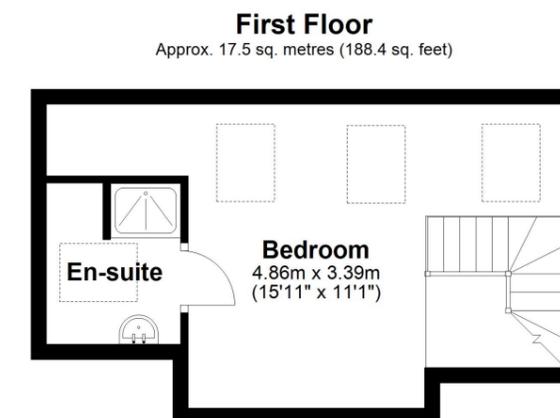
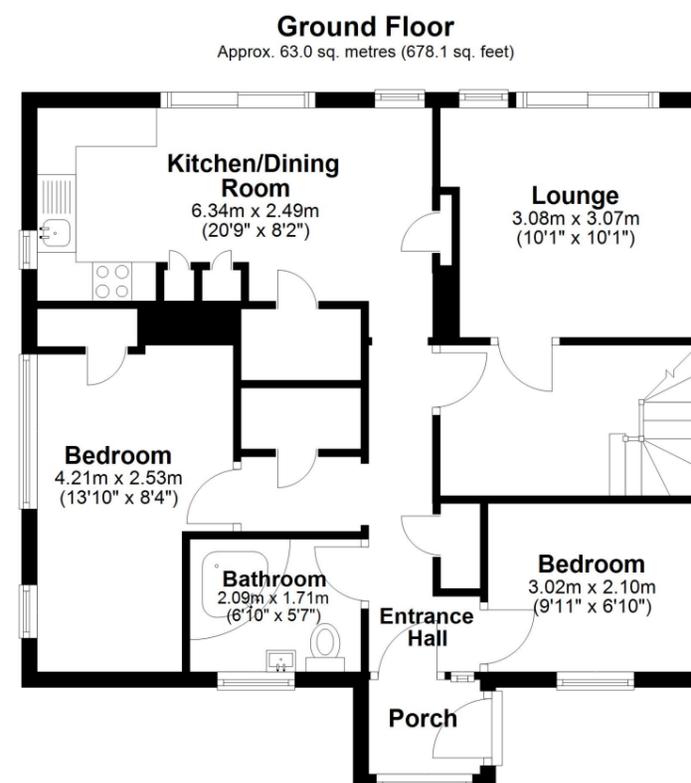
Bedroom One

15' 11" x 11' 1" (4.85m x 3.38m)

Garden

Area Information

Temple Ewell is found in an area outstanding natural beauty. Target Firs is famed for its stunning views across Temple Ewell and beyond. The area is in close proximity to all the historic seaside town of Dover has to offer with its schools, high street and high speed rail link into St Pancras, London. The location is also well situated for those who love their walks in beautiful picturesque countryside as well as access to the superb walled Cathedral city of Canterbury.



Total area: approx. 80.5 sq. metres (866.6 sq. feet)

