



14 St Marys Rise Canterbury Road

LYDDEN, Dover
CT15 7FH

£625,000 FREEHOLD

Chain Free | Wonderful Four Bed Detached New Build Family Home | Garage & Parking For Two Cars | En Suite | 10 Year NHBC Warranty | Burnap + Abel are delighted to offer onto the market this fabulous four bedroom detached family home located in the highly sought after Lydden Hills development. This luxury home boasts a large lounge, beautiful kitchen/dining room which is ideal for when entertaining, four double bedrooms and a stunning family bathroom. Additional benefits include a garden, garage and off road parking for two cars, en suite, two separate downstairs toilets, bin store and NO ONWARD CHAIN. 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 Burnap + Abel on 01304 279107.



Entrance Hall

W.C.

Lounge

24' 2" x 15' 2" (7.37m x 4.62m)

Kitchen/Dining Room

24' 1" x 15' 3" (7.34m x 4.65m)

W.C.

Bedroom One

14' 6" x 12' 6" (4.42m x 3.81m)

En Suite

7' 8" x 6' 2" (2.34m x 1.88m)

Bedroom Two

15' 7" x 9' 10" (4.75m x 3.00m)

Bedroom Three

14' 0" x 8' 10" (4.27m x 2.69m)

Bedroom Four

11' 11" x 9' 3" (3.63m x 2.82m)

Bathroom

9' 8" x 6' 4" (2.95m x 1.93m)

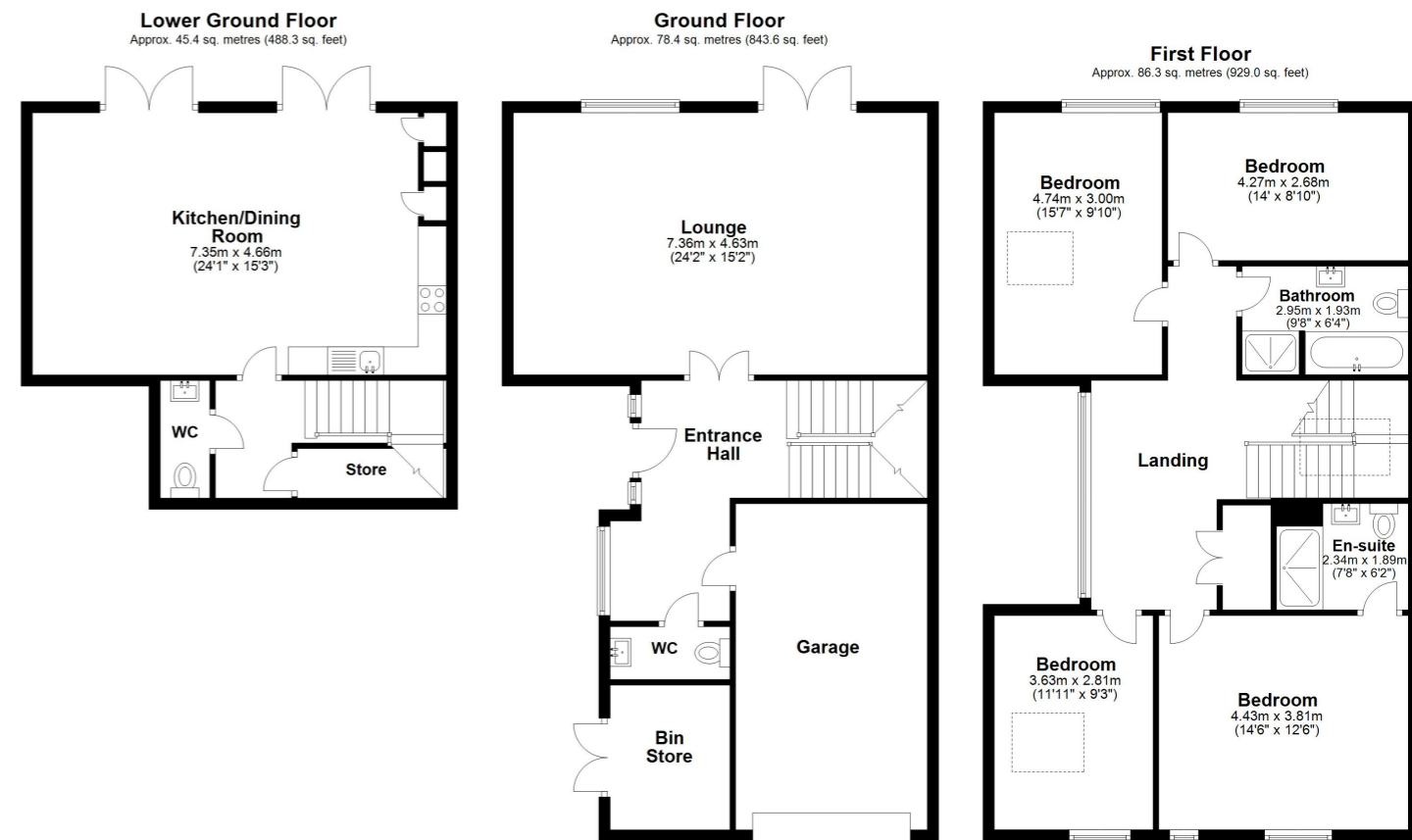
Garden

Garage & Off Street Parking

Area Information

This exciting development, set in the North Downs offers the opportunity to enjoy living in the heart of the stunning rolling countryside of South-East Kent in a home that offers exciting modern style. Just a few miles north of Dover in the North Downs Area of Outstanding Natural Beauty, this exclusive development provides just thirty one, three and four bedroom houses.

A home at Lydden Hills provides everything for family living, including educational facilities for every age, aptitude and interest. From friendly nearby nurseries and pre-schools to prestigious colleges and world-class universities at Canterbury, the education your children need is within easy reach.



Total area: approx. 210.0 sq. metres (2260.9 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.

