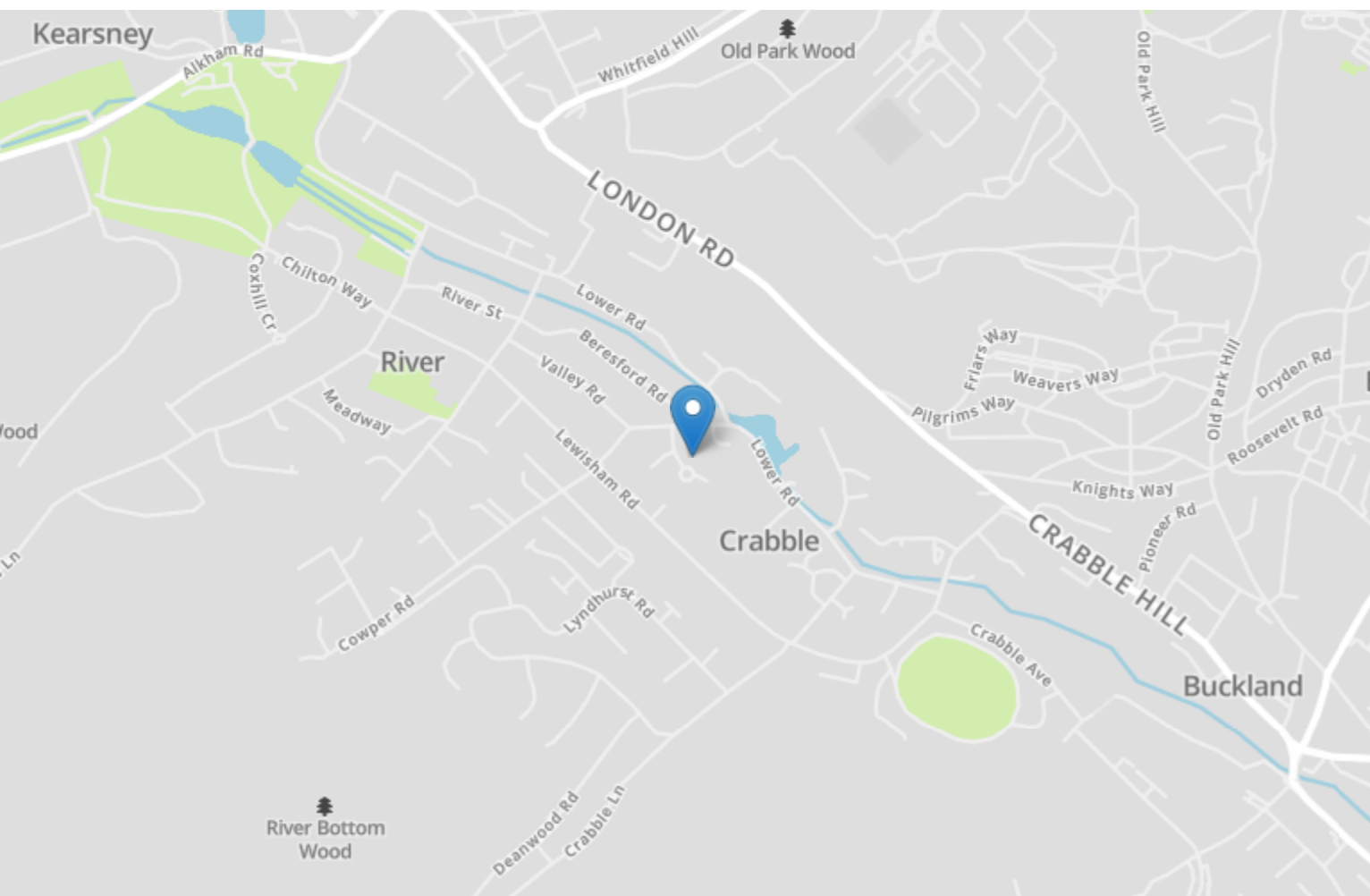


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## 12 Mannering Close

RIVER, Dover  
CT17 0UD

**£450,000 FREEHOLD**

Draft Details... Price Range £450,000 - £475,000 | Garage & Off Street Parking For Multiple Cars | Highly Sought After Mannering Close | Walking Distance To The Highly Sought After River Primary School | Four Bedroom Executive Detached Home | En Suite + Downstairs W.C. | Wood Burners In The Lounge & Conservatory | Burnap + Abel are delighted to offer onto the market this fabulous four bed detached family home located in the highly sought after Mannering Close, River, Dover. The property is in very good condition throughout and the accommodation boasts a lounge with wood burner, dining room, modern style kitchen, four bedrooms and a family bathroom. Additional benefits include a garage and off street parking for numerous cars, conservatory with a wood burner, en suite to the master bedroom, downstairs W.C., sunny rear garden, double glazing and gas central heating (vendors informed us that the boiler was serviced December 2022). Ideally situated in the popular suburb of River and within a short stroll of the village centre and playing fields. Perfect for young families as outstanding local primary school is within walking distance of the property. There are several local shops within a short walk of the property and you can also access Kearsney railway station for access to London. For your chance to view call Burnap + Abel on 01304 279107.



### Entrance Hall

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

### W.C.

Low level W.C., wash hand basin, radiator, tiled floor and a frosted double glazed window.

### Lounge

17' 5" x 11' 8" (5.31m x 3.56m) A large lounge with inset wood burner, radiator and double glazed window.

### Kitchen

14' 3" x 8' 10" (4.34m x 2.69m) Modern style kitchen with a mix of wall and base units, integrated fridge freezer, ceramic hob, Bosch double oven, space and plumbing for a dishwasher and washing machine, Franke sink + drainer and double glazed window.

### Dining Room

12' 3" x 10' 6" (3.73m x 3.20m) A generous size dining room with space for a table and chairs, under stairs storage cupboard, radiator and double glazed patio doors leading to the conservatory.

### Conservatory

11' 1" x 11' 1" (3.38m x 3.38m) A spacious conservatory with tiled flooring, radiators, power sockets and wood burner that was installed in 2022.

### First Floor Landing

Carpeted stairs, carpeted landing, radiator, airing cupboard, loft hatch and doors leading to;

### Bedroom One

15' 5" x 13' 5" (4.70m x 4.09m) A large double bedroom with carpeted floor, radiator, built in wardrobes, two eave storage cupboards and double glazed window.

### En Suite

8' 4" x 6' 1" (2.54m x 1.85m) A generous size modern en suite with walk in shower, low level W.C., vanity unit with wash hand basin, heated towel rail and frosted double glazed window.

### Bedroom Two

11' 8" x 7' 5" (3.56m x 2.26m) Double bedroom with carpeted floor, built in wardrobes, radiator and double glazed window.

### Bedroom Three

8' 11" x 8' 11" (2.72m x 2.72m) Carpeted floor, built in wardrobes, radiator and double glazed window.

### Bedroom Four

9' 10" x 7' 5" (3.00m x 2.26m) Carpeted floor, built in wardrobes, radiator and double glazed window.

### Bathroom

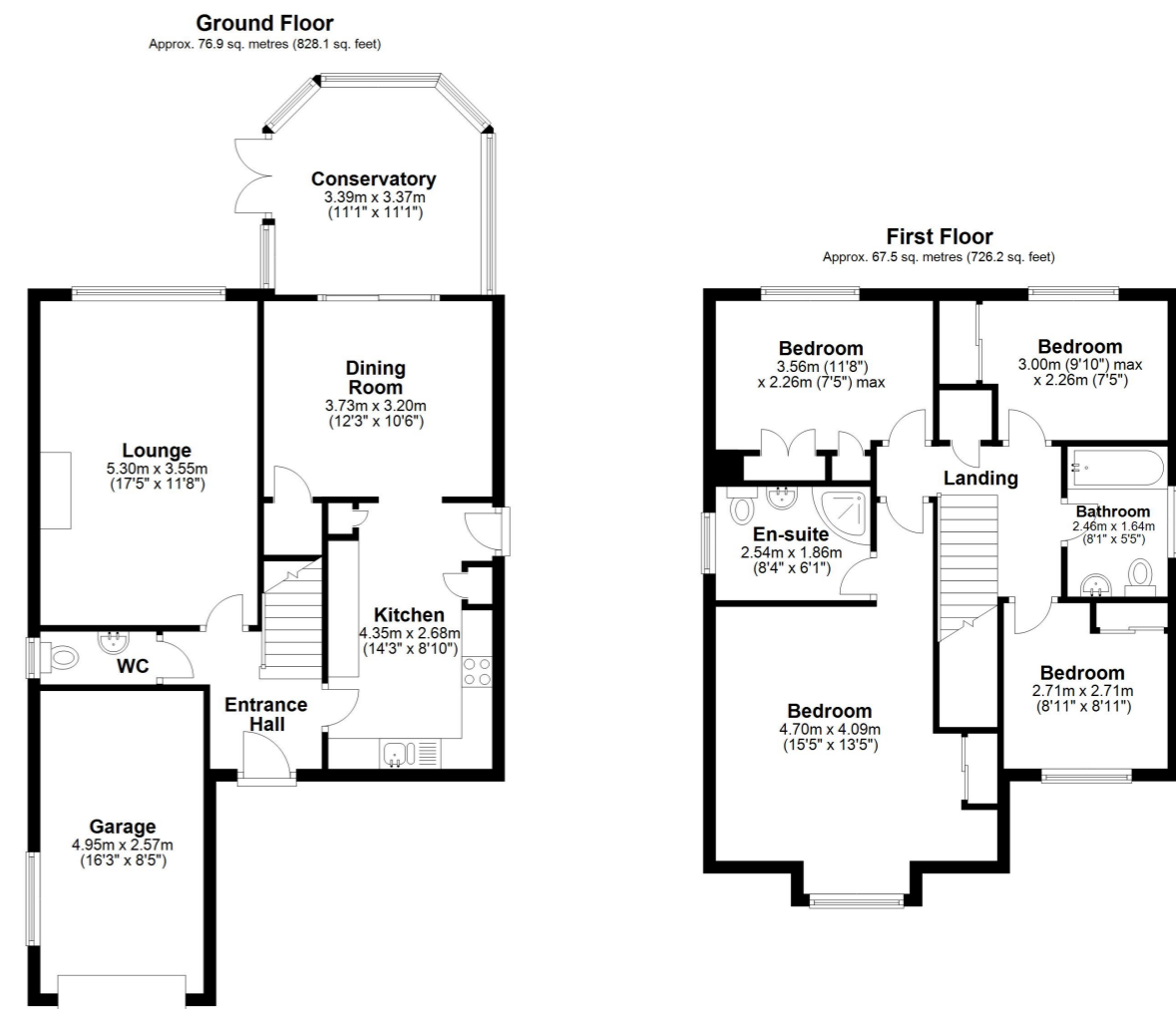
8' 1" x 5' 5" (2.46m x 1.65m) Bath with overhead shower, low level W.C., vanity unit with basin, frosted double glazed window and radiator.

### Garden

A lovely suntrap rear garden that is partly paved but mainly laid to lawn. Shed/workshop with power, greenhouse and side access.

### Area Information

The property is located in a quiet cul de sac in the highly sought after historic village of River; a popular residential village providing amenities for a thriving community with a good village hall, primary school, post office, inns and a number of small grocery stores. The local athletic ground is shared by Dover's cricket, rugby and football clubs. Being part of the Kent Downs Area of Outstanding Natural Beauty, there are a wealth of public footpaths, bridle ways and cycle routes on one's doorstep. The beautiful Kearsney Abbey & Russell Gardens lie close by and Whitfield lies to the north-east with main brand superstores. The harbour town of Dover beyond has an impressive marina, water sport facilities, and excellent educational establishments; together with ferry service to the continent and high speed mainline railway station, with the travel time to London St Pancras being just under the hour.



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.

