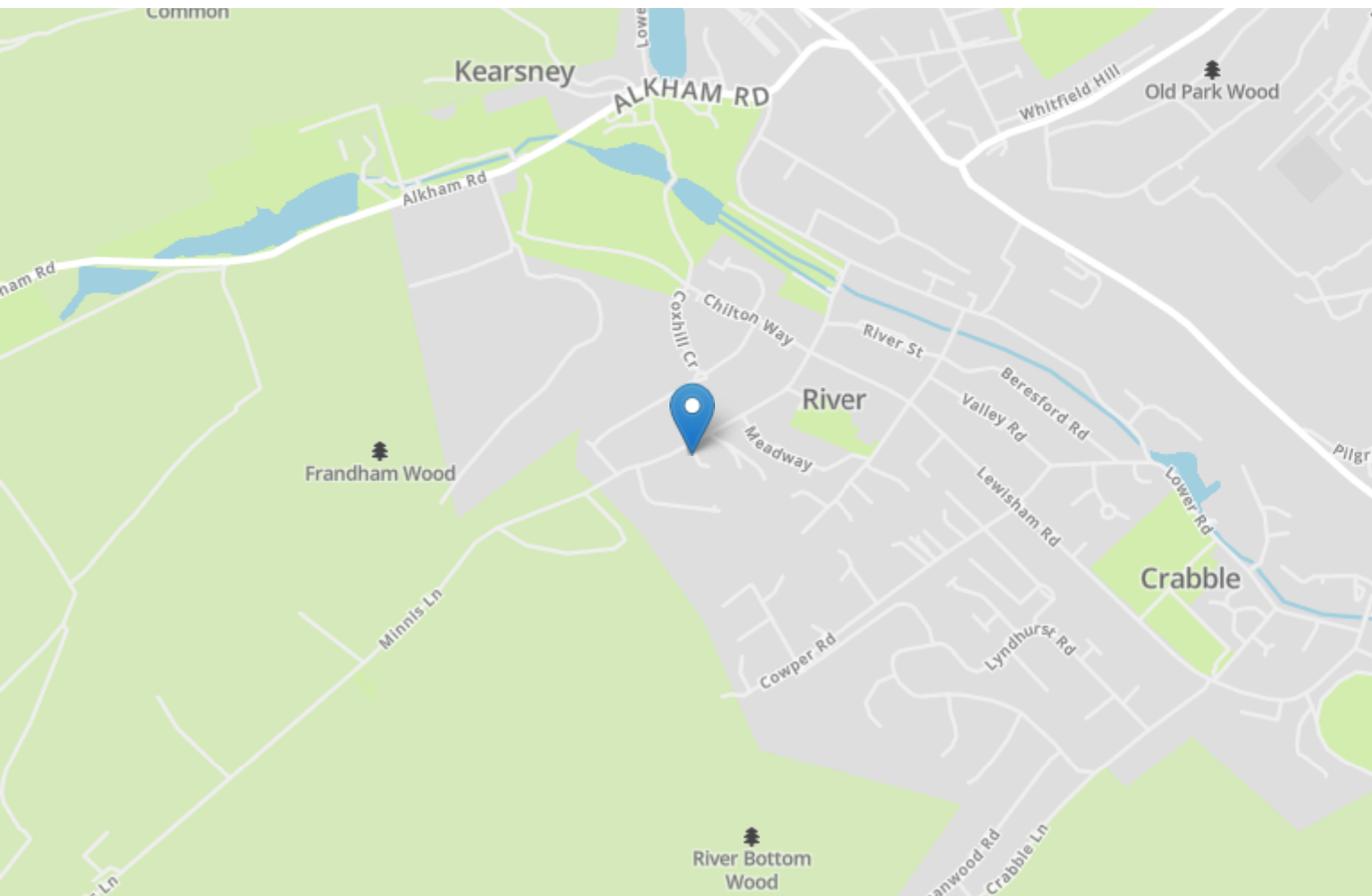


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		82
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



96 Minnis Lane

RIVER, Dover
CT17 0PT

£475,000 FREEHOLD

Draft Details...FOR SALE THROUGH BURNAP + ABEL...Price Range £475,000 - £500,000...Wonderful Four-Bedroom Detached Home in Sought-After River Location With Open-Plan Kitchen/Dining Room, Playroom, Utility, Off-Street Parking & Sunny Garden. Situated in the highly desirable village of River, this spacious four-bedroom detached family home combines modern comfort with an unbeatable location—just a short walk from the acclaimed River Primary School. Beautifully maintained and thoughtfully updated by the current owners, the property features a fantastic open-plan kitchen and dining room, ideal for family life and entertaining. Additional highlights include a converted garage now used as a playroom, a utility room, study which could also be used as a 5th bedroom, downstairs WC, and a sunny rear garden perfect for outdoor enjoyment. The home has been re-plumbed and re-wired (2021), and also benefits from double glazing, gas central heating, and off-street parking. This is a rare opportunity to secure a versatile, move-in-ready home in one of Dover's most sought-after villages. For your chance to view call Burnap + Abel on 01304 279107.



Lounge

11' 1" x 10' 4" (3.38m x 3.15m)

Kitchen/Dining Room

21' 7" x 11' 11" (6.58m x 3.63m)

Play Room

11' 3" x 7' 9" (3.43m x 2.36m)

Utility

Study

10' 2" x 9' 4" (3.10m x 2.84m)

W.C.

Bedroom One

12' 6" x 12' 0" (3.81m x 3.66m)

Bedroom Two

10' 5" x 10' 0" (3.17m x 3.05m)

Bedroom Three

10' 5" x 9' 3" (3.17m x 2.82m)

Bedroom Four

8' 11" x 8' 8" (2.72m x 2.64m)

Shower Room

8' 6" x 5' 5" (2.59m x 1.65m)

Garden

Off Street Parking

Area Information

The property is located 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 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.

