
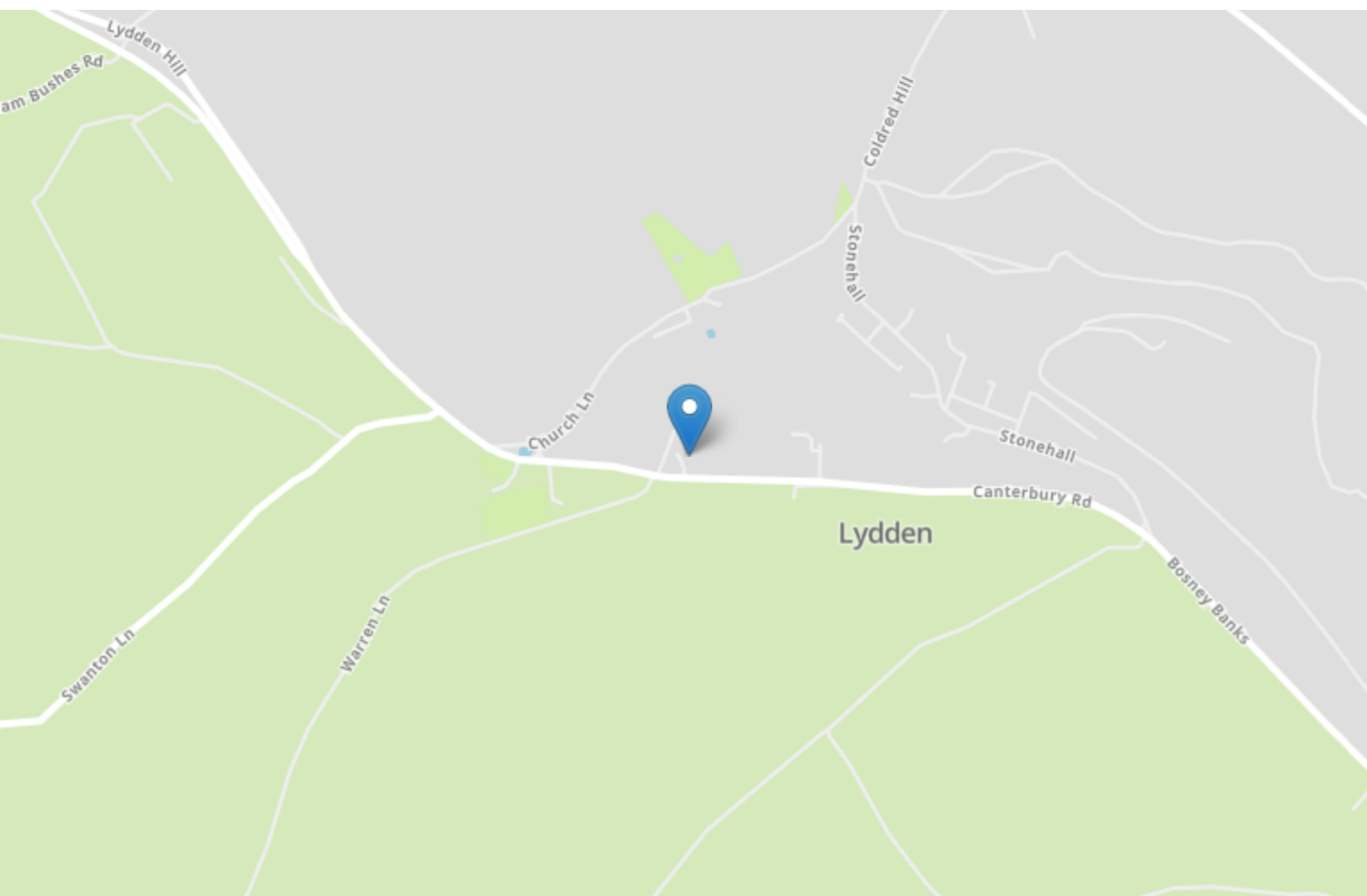


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A	90	92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC 	



2 Hope Gardens Canterbury Road

LYDDEN, Dover
CT15 7FA

£350,000 FREEHOLD

Draft Details...Price Range £350,000 - £375,000 | Welcome to this fabulous three-bedroom detached family home, perfectly positioned in the highly sought-after village of Lydden, Dover. Immaculately presented throughout and offering generous living space, this stunning modern home provides comfort, practicality and style in equal measure - an ideal choice for a growing family. Designed with modern living in mind, the property boasts a spacious and beautifully presented lounge, along with a generous kitchen/breakfast room that offers the perfect setting for family meals and entertaining. Additional ground-floor features include a convenient downstairs toilet and a separate utility room, enhancing the home's everyday practicality. Upstairs, you will find three well-proportioned bedrooms, including a superb master bedroom complete with a private en-suite shower room. A stylish family bathroom serves the remaining bedrooms, ensuring comfort for all. The home continues to impress outside, offering a private rear garden complete with a spacious insulated shed with lighting and power - ideal to convert into a workshop, studio, or home office. Further benefits include off-road parking for multiple vehicles, double glazing, gas central heating, solar panels for hot water, and an NHBC warranty remaining for added peace of mind. Situated within close proximity to a well-regarded local school and the beautiful surrounding countryside, this exceptional property combines modern convenience with a truly desirable location. For your chance to view call Burnap + Abel on 01304 279107.



Utility

W.C.

Kitchen

15' 11" x 10' 8" (4.85m x 3.25m)

Lounge

19' 3" x 15' 11" (5.87m x 4.85m)

Bedroom One

12' 11" x 9' 11" (3.94m x 3.02m)

En Suite

Bedroom Two

10' 1" x 9' 3" (3.07m x 2.82m)

Bedroom Three

9' 8" x 9' 2" (2.95m x 2.79m)

Bathroom

6' 4" x 6' 4" (1.93m x 1.93m)

Garden

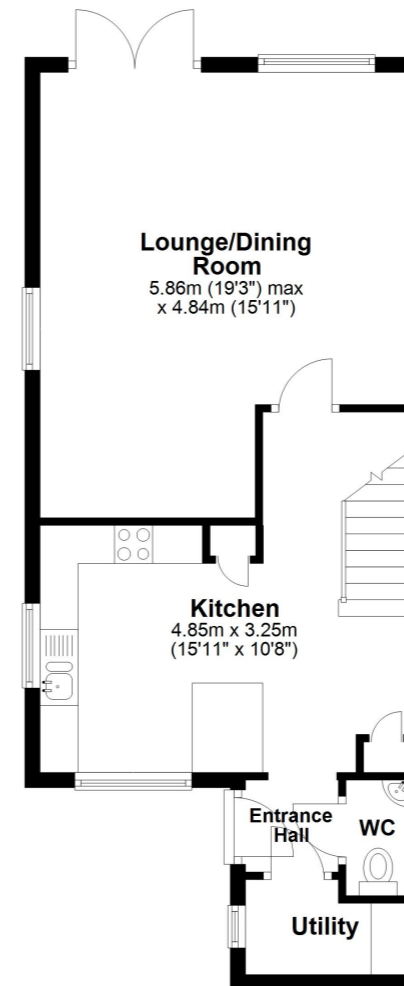
Off Street Parking

A generous Size Drive with off road parking for multiple vehicles.

Area Information

Lydden is a charming rural village in the Dover district, offering a peaceful countryside setting with rolling chalk hills and access to the beautiful Lydden and Temple Ewell Downs National Nature Reserve. The village provides a friendly community atmosphere along with essential amenities, including a well-regarded primary school, village hall, parish church, local pub and nearby GP services. While the area retains a tranquil, traditional feel, it benefits from excellent accessibility, positioned close to the A2 and just a short distance from Dover's wider shopping, transport and leisure facilities. Residents enjoy scenic walking routes, natural landscapes and the unique local character provided by the nearby Lydden Hill Race Circuit. Ongoing development in the area is modest, helping the village maintain its attractive rural charm while remaining a convenient base for both families and commuters.

Ground Floor
Approx. 46.7 sq. metres (503.2 sq. feet)



First Floor
Approx. 44.7 sq. metres (480.7 sq. feet)

