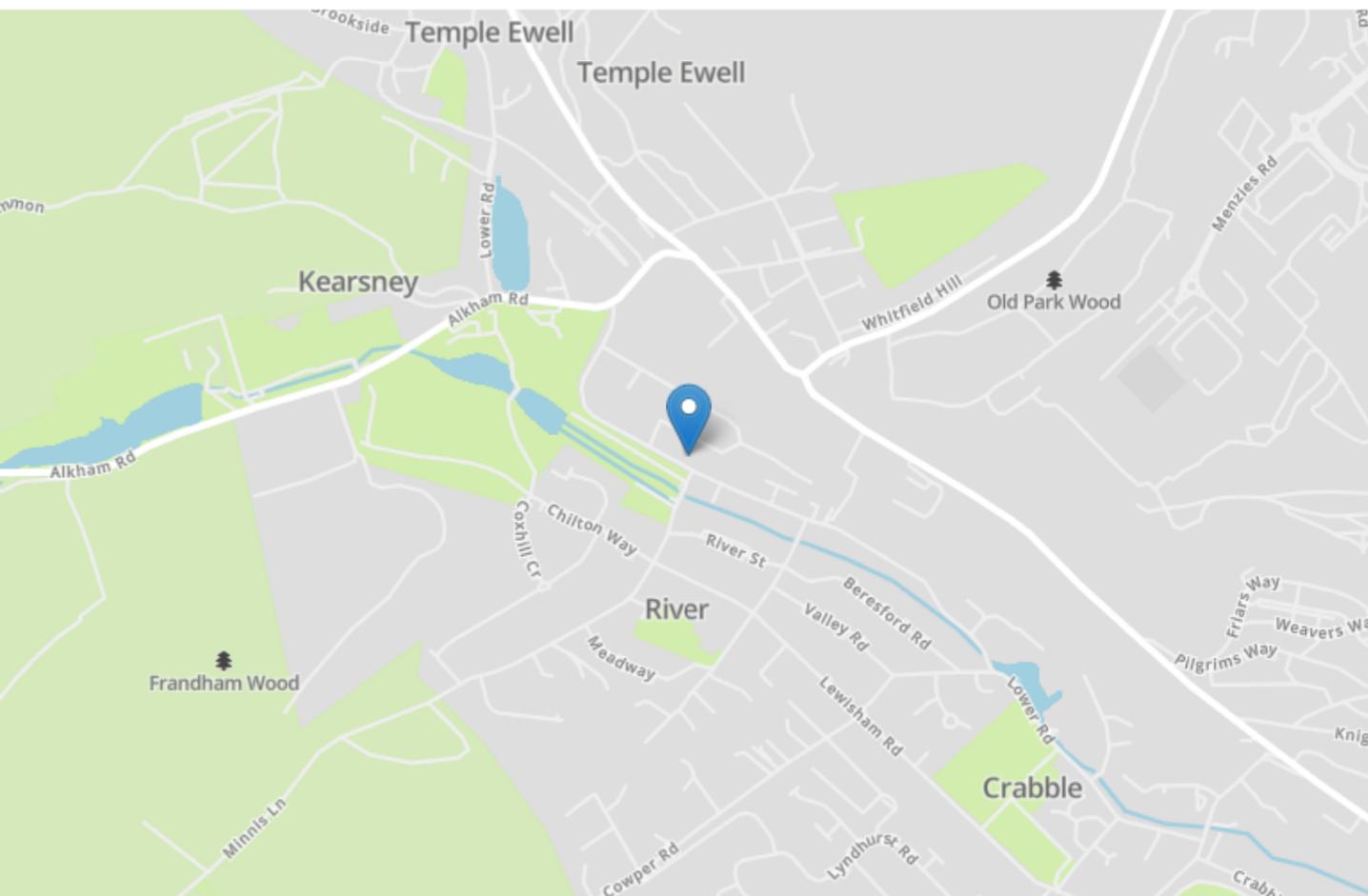


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	<b>88</b>
(69-80)	<b>C</b>	<b>79</b>
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC



## 5 Dublin Mews Lower Road

RIVER, Dover  
CT17 0RQ

**£475,000 FREEHOLD**

Draft Details...Stunning Four-Bedroom Family Home | Exclusive Development of Just Eight Homes | Open-Plan Living | Off-Road Parking for Two Cars | Approx. 4 Years NHBC Warranty Remaining | Burnap + Abel are delighted to offer to the market this fabulous four-bedroom family home, situated in the highly sought-after Dublin Mews, Lower Road, River, Dover. This impressive home forms part of an exclusive development of just eight properties, built on the historic site of the former Dublin Man O' War public house. The accommodation is stylish, modern, and thoughtfully designed, featuring a stunning open-plan lounge/kitchen with log burner - perfect for contemporary family living and entertaining. Upstairs, there are four good-sized bedrooms, including an en suite to the principal bedroom, alongside a beautifully presented family bathroom. The property also benefits from a utility room/downstairs WC and large cellar rooms complete with heating, light, and power - offering excellent additional storage or versatile entertaining space. Externally, there is a sunny rear garden and off-road parking for two cars. Further benefits include double glazing, gas central heating, and approximately four years of NHBC warranty remaining for added peace of mind. The village of River has long been favoured for its strong sense of community and convenient amenities, all just a stone's throw away. These include a highly rated Ofsted primary school, excellent access to the A2 dual carriageway, and the nearby mainline railway station at Kearsney. The picturesque Alkham Valley Road also provides a scenic route towards Folkestone, the M20 motorway, and beyond. For your chance to view, contact sole agents Burnap + Abel on 01304 279107.



## Lounge

14' 3" x 12' 11" (4.34m x 3.94m) 14' 3" x 12' 11" (4.34m x 3.94m) A beautiful open plan lounge/kitchen with log burner - ideal entertaining space! The spacious lounge area has LVT flooring, radiator and double glazed windows.

## Kitchen

14' 7" x 12' 10" (4.45m x 3.91m) The beautiful modern fitted kitchen has a mix of wall and base units, integrated gas hob, Bosch microwave & oven, fridge freezer, dishwasher, boiling hot water tap, radiator and double glazed bifold doors leading out to the garden.

## Utility / W.C.

9' 11" x 5' 10" (3.02m x 1.78m) LVT flooring, wall units, space for washing machine and tumble dryer, low level W.C., wash hand basin, heated towel rail and double glazed window.

## Basement Room One

14' 6" x 12' 7" (4.42m x 3.84m) The property is being sold with a large cellar rooms that have lighting, heating and power. Could be converted into a gym or games room.

## Basement Room Two

14' 6" x 10' 8" (4.42m x 3.25m)

## Bedroom Two

13' 1" x 10' 8" (3.99m x 3.25m) Large double bedroom with carpeted floor, radiator and double glazed window.

## Bedroom Three

13' 3" x 7' 3" (4.04m x 2.21m) Double bedroom with carpeted floor, radiator and double glazed window.

## Bedroom Four

9' 9" x 6' 8" (2.97m x 2.03m) Generous size fourth bedroom with carpeted floor, radiator and double glazed window.

## Bathroom

10' 4" x 5' 9" (3.15m x 1.75m) Modern family bathroom with a low level W.C., bath with overhead rainfall shower, wash hand basin, LVT flooring, heated towel rail and double glazed window.

## Bedroom One

17' 10" x 11' 8" (5.44m x 3.56m) A fantastically large double bedroom with carpeted floor, built in wardrobes, radiator, loft hatch, double glazed window and access to the en suite.

## En Suite

12' 0" x 6' 0" (3.66m x 1.83m) A large en suite with a free standing bath, walk in shower, low level W.C., wash hand basin, heated towel rail and a double glazed window.

## Garden

## 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, 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.

