

24 Orchard Drive

RIVER, Dover
CT17 0ND

£300,000 FREEHOLD

Draft Details... Three Bedroom Semi-Detached House | Off-Road Parking for 3 Cars | Garage | Conservatory | Stunning Views | Walking Distance to the Popular River Primary School... Burnap + Abel are delighted to offer onto the market this three bedroom semi-detached house, situated in the popular Orchard Drive, River, Dover. The property boasts two good sized double bedrooms and single bedroom (also suitable as an office), upstairs family bathroom, open plan lounge/diner, kitchen, conservatory, garage, off-road parking for 3-4 cars and outstanding views of River and the famous Dover Castle. River is the ideal location for a young family with the River Primary School being only a short walk away. The area also offers other amenities such as a local Co-Op, green grocers, fantastic walks at Kearney Abbey Gardens, and easy access to Whitfield Industrial Estate and to the A2 to this historic Cathedral city of Canterbury. For you chance to view, please call Burnap + Abel on 01304 279107.



Entrance Hall

Small porch with tiled flooring. Hallway with laminate wood flooring, radiator. Leading to;

Lounge/Diner

27' 9" x 10' 9" (8.46m x 3.28m) Carpeted flooring, 2x radiators, gas fire, double glazed window, sliding double glazed doors leading to garden.

Kitchen

12' 6" x 7' 3" (3.81m x 2.21m) A mix of wall and base units, electric oven, gas hob, cooker hood, and space for a washing machine, condenser dryer and a fridge/freezer. The kitchen also houses an enclosed boiler and storage cupboard. Fitted with double glazed windows and laminate wood flooring. Leading to;

Conservatory

11' 6" x 8' 7" (3.51m x 2.62m) Brick built conservatory with double glazed windows, tiled flooring, access to garage, sliding double glazed doors leading to garden.

Bedroom 1

13' 5" x 10' 10" (4.09m x 3.30m) Double bedroom with carpeted flooring, radiator, double glazed window.

Bedroom 2

11' 6" x 10' 10" (3.51m x 3.30m) Double bedroom with carpeted flooring, radiator, storage cupboard, double glazed window.

Bedroom 3

10' 3" x 5' 8" (3.12m x 1.73m) A generous size third bedroom with carpeted flooring, electric wall mounted radiator, double glazed window.

Bathroom

7' 9" x 5' 7" (2.36m x 1.70m) Carpeted flooring, bath with attached shower hose, low level W.C., hand wash basin, radiator, heated towel rail, double glazed windows.

Garage & Off Street Parking

16' 8" x 8' 10" (5.08m x 2.69m) Garage with lighting and power and off street parking.

Front Garden

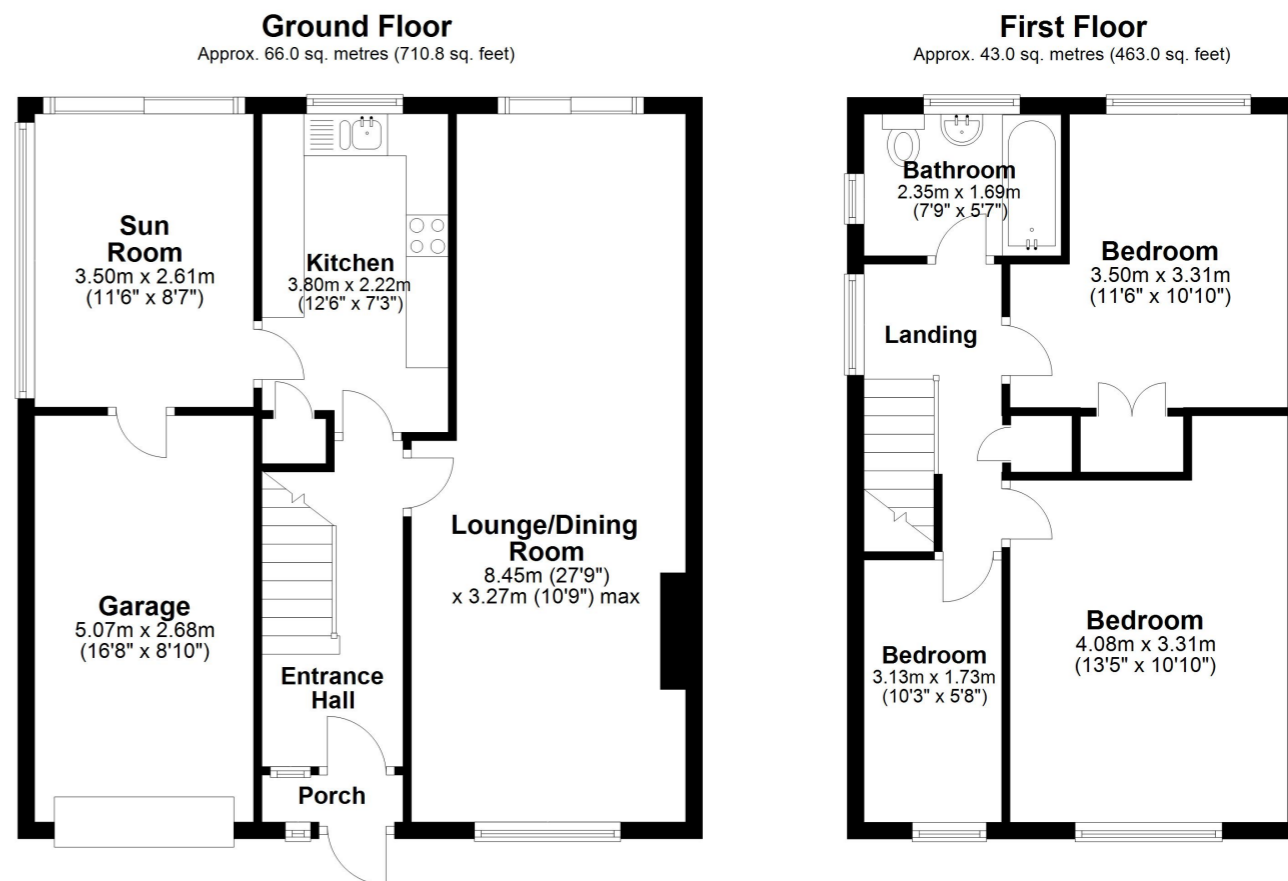
Laid to lawn front garden with large drive suitable for up to 3-4 cars

Rear Garden

Tiered rear garden with patio level leading down to a flat lawn rear garden and rear access. Stunning views over River and Dover Castle.

Area Information

This home is situated in the sought-after and well regarded village of River with excellent local facilities within walking distance. These include a very popular primary school, a local Co-Op on Lower Road, a pharmacy/post office, public houses and Chinese takeaway. There are excellent access routes to the A2/M2 and also the M20 via the Alkham Valley. Kearsney train station is a short distance away and has access to Canterbury East on its route to London Victoria.



Total area: approx. 109.1 sq. metres (1173.9 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.

