
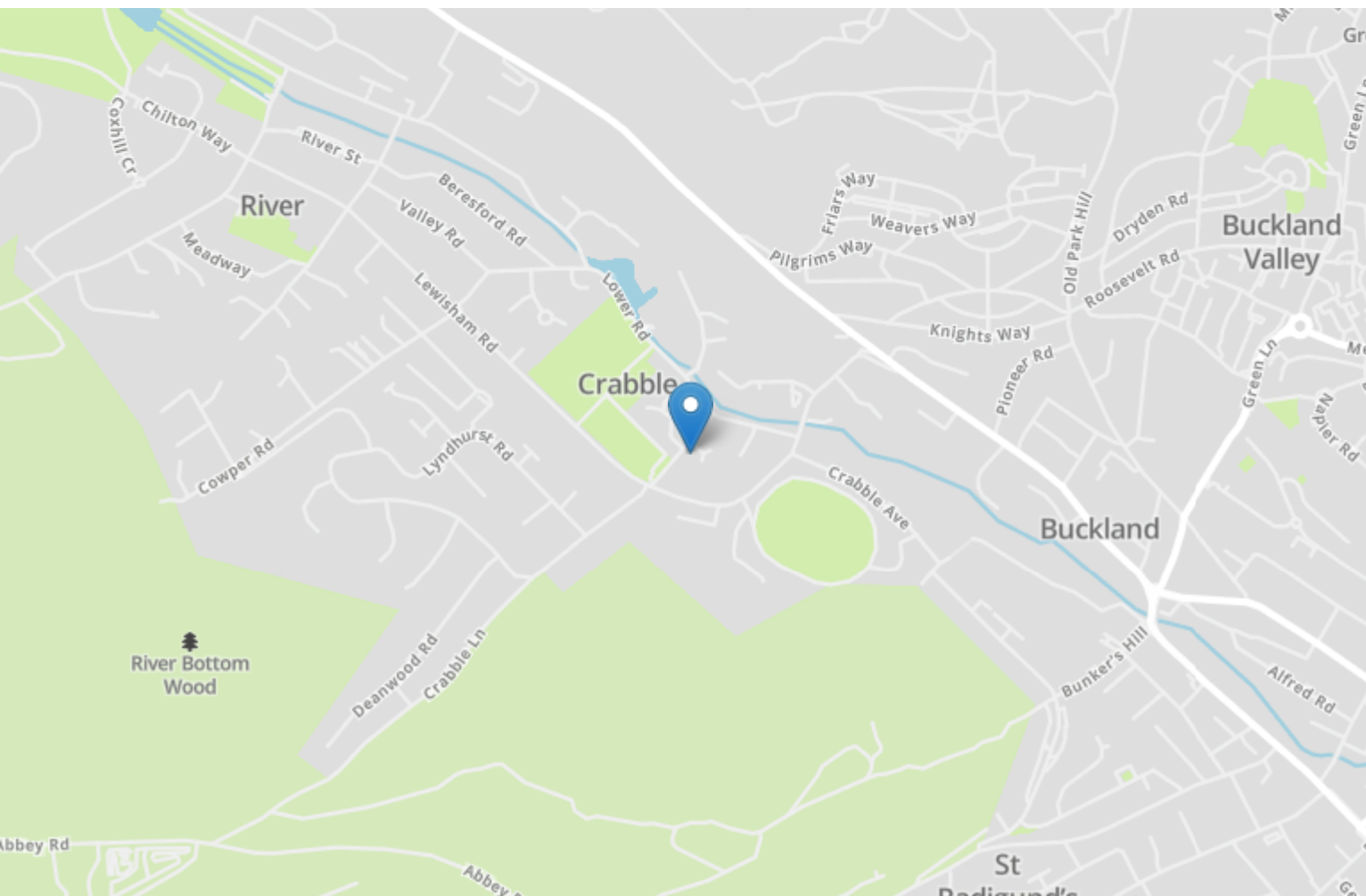


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



5 Crabble Lane

RIVER, Dover
CT17 0LP

£325,000 FREEHOLD

Draft Details...Price Range £325,000 To £335,000... Located in the highly desirable village of River, just a short walk from the popular River Primary School, this fabulous three-bedroom semi-detached family home offers the perfect blend of space, comfort, and convenience. The accommodation includes a spacious lounge/diner, a well-appointed kitchen, a utility area and a bright conservatory overlooking the garden. Upstairs, there are three bedrooms and a family bathroom. Outside, you'll find a sunny rear garden, a garage and off-road parking. Additional benefits include double glazing and gas central heating for year-round comfort. This is a fantastic opportunity for families looking to settle in one of Dover's most sought-after areas - early viewing is highly recommended. To arrange access call Burnap + Abel on 01304 279107.



Porch

Carpeted floor and entrance to the living room,

Lounge

11' 6" x 17' 7" (3.51m x 5.36m) A large living area with carpeted floor, under stair storage, radiator and double glazed window.

Dining Room

10' 8" x 8' 11" (3.25m x 2.72m) Carpeted floor, radiator and double glazed doors to the conservatory.

Conservatory

9' 6" x 8' 10" (2.90m x 2.69m) A modern conservatory (built in 2011) with laminate floor and power sockets.

Kitchen

10' 0" x 8' 1" (3.05m x 2.46m) A modern fitted kitchen with a mix of wall and base units, space for dish washer, integral gas hob/oven, sink/drainер and double glazed window.

Utility Room

6' 7" x 8' 0" (2.01m x 2.44m) Space for fridge freezer, washing machine and tumble dryer. Doors to side of the house and garage.

First Floor Landing

Carpeted stairs to first floor, double glazed window, carpeted landing, loft hatch (insulated and partly boarded. Lighting and boiler which was installed in 2018), storage cupboard and doors leading to;

Bedroom One

11' 5" x 9' 1" (3.48m x 2.77m) Double bedroom with carpeted floor, radiator and double glazed window overlooking the rear garden.

Bedroom Two

10' 2" x 9' 1" (3.10m x 2.77m) Double bedroom with carpeted floor, radiator and double glazed window.

Bedroom Three

7' 1" x 8' 2" (2.16m x 2.49m) Carpeted floor, radiator and double glazed window.

Bathroom

5' 5" x 8' 1" (1.65m x 2.46m) Modern fitted bathroom with low level W.C., wash hand basin, bath with overhead shower, heated towel rail and frosted double glazed window.

Garden

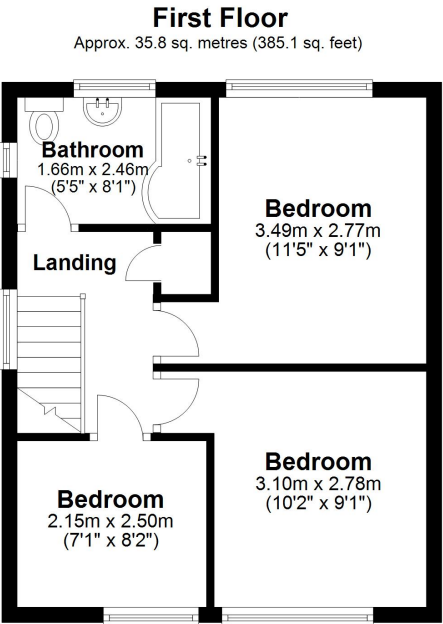
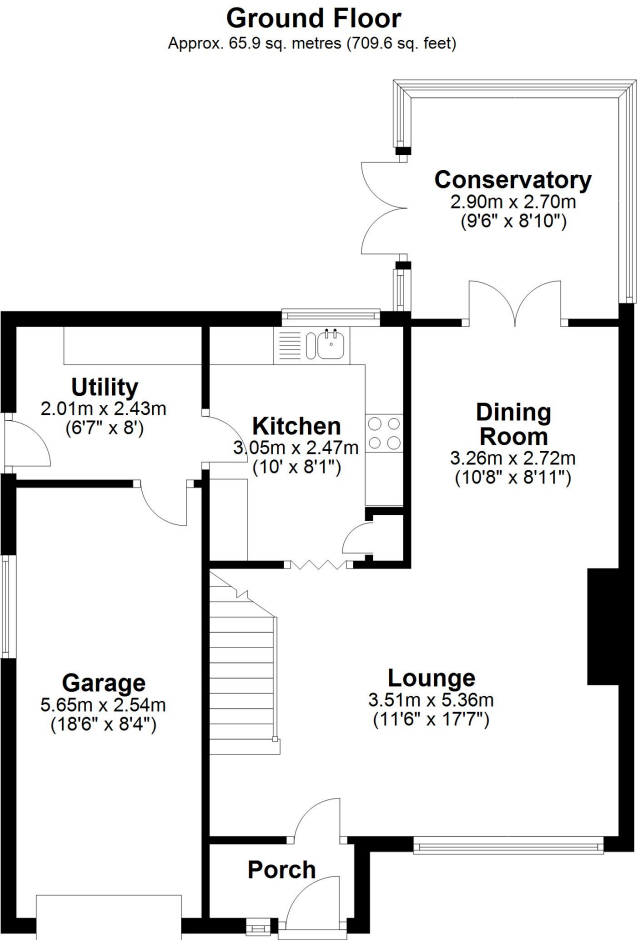
A lovely enclosed rear garden with lawn and and decked areas. Shed and side access. Sit back and relax with the family after a hard days work!

Garage + Off Road Parking

18' 6" x 8' 4" (5.64m x 2.54m) A large garage with power and lighting. Off road parking for two cars.

Area Information

River is a sought-after village situated between the historic town of Dover and the neighbouring village of Temple Ewell. In transport terms, River is well connected, being close to the A2 and A20 trunk routes having a railway station at Kearsney with direct services to London and only three miles from the Port of Dover. River has a strong identity and the property is within walking distance to the highly sought after River Primary School.



Total area: approx. 101.7 sq. metres (1094.7 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.

