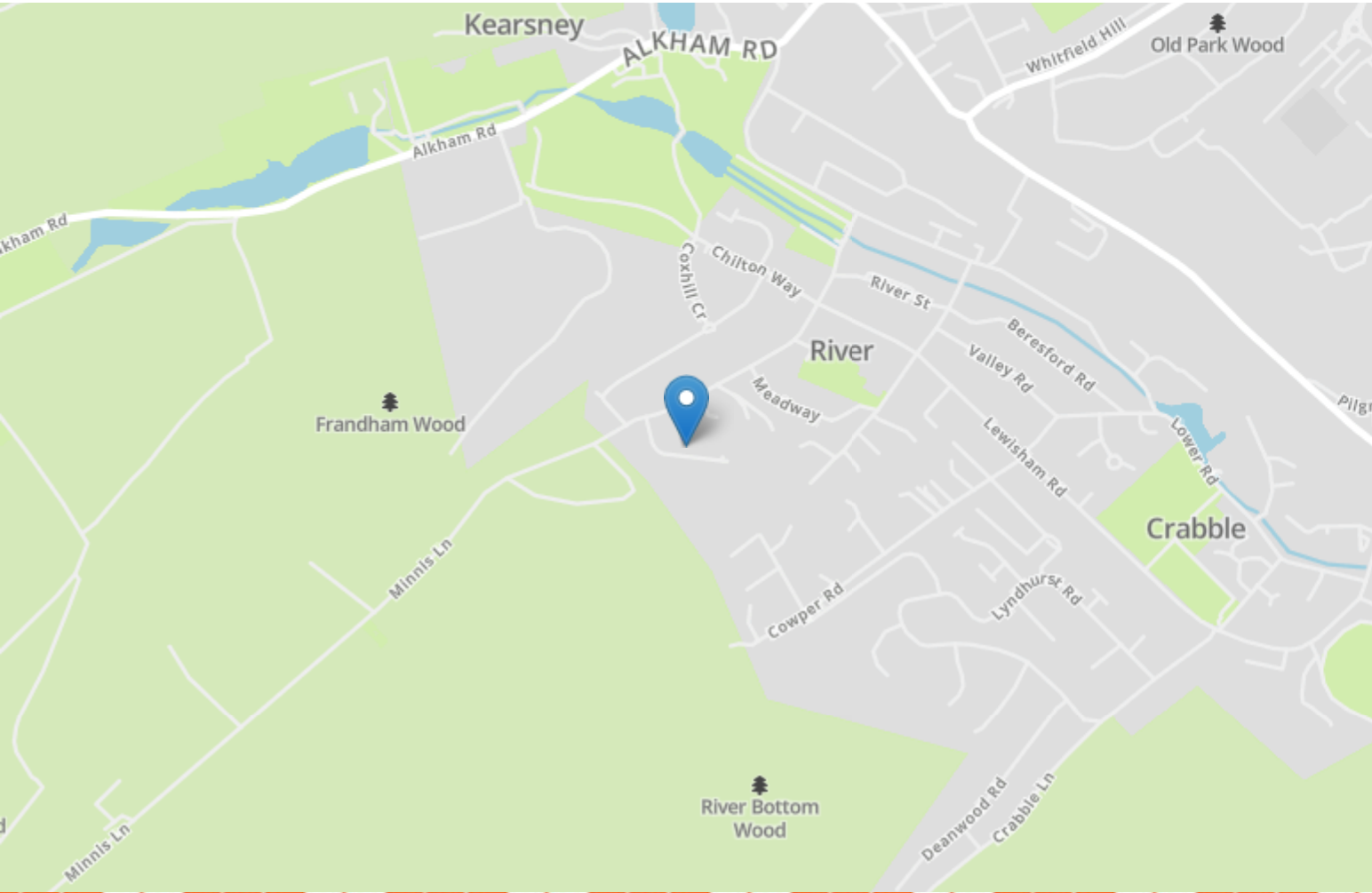


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	81	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



13 Badgers Rise

RIVER, Dover
CT17 0TL

£550,000 FREEHOLD

Draft Details...FOR SALE THROUGH BURNAP + ABEL...Fabulous four Bedroom Detached Family Home in Highly Sought-After River Location | Games Room | Sauna & Steam Room | Solar Panels | Double Garage | Private Garden| Situated in the ever-popular village of River, this exceptional four-bedroom detached family home combines generous living space with luxurious features, making it the perfect choice for modern family living. The ground floor offers a versatile and spacious layout, including a welcoming lounge, a separate dining room, a well-appointed kitchen, and a dedicated study - ideal for those working from home. A fantastic games room provides the perfect space for entertaining, while a downstairs toilet adds everyday convenience. For added indulgence, the home boasts a private steam room and sauna, offering a spa-like retreat in the comfort of your own home. Upstairs, the property features four well-proportioned bedrooms, including a master bedroom with an en-suite bathroom. The private rear garden is ideal for relaxing or entertaining, providing a peaceful outdoor space for the whole family to enjoy. This home also benefits from solar panels for improved energy efficiency, double glazing, gas central heating, a double garage, and ample off-road parking. It is conveniently located within walking distance of the popular River Primary School, making it an excellent choice for families with young children. This outstanding property presents a rare opportunity to secure a spacious and feature-rich home in one of Dover's most desirable and well-connected locations. For your chance to view call sole agent Burnap + Abel on 01304 279107.



Lounge

19' 9" x 11' 8" (6.02m x 3.56m)

Dining Room

10' 9" x 9' 8" (3.28m x 2.95m)

Kitchen

16' 6" x 13' 1" (5.03m x 3.99m)

Study

8' 0" x 6' 9" (2.44m x 2.06m)

W.C

Games Room

20' 1" x 10' 1" (6.12m x 3.07m)

Sauna & Steam Room

Bedroom One

13' 7" x 11' 3" (4.14m x 3.43m)

En Suite

Bedroom Two

11' 9" x 10' 9" (3.58m x 3.28m)

Bedroom Three

12' 5" x 8' 1" (3.78m x 2.46m)

Bedroom Four

8' 8" x 8' 4" (2.64m x 2.54m)

Shower Room

9' 4" x 4' 9" (2.84m x 1.45m)

Garden

Double Garage & 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.

