



## 1a Luckhurst Road

Dover  
CT17 0PE

**£475,000 FREEHOLD**

Draft Details...FOR SALE THROUGH BURNAP + ABEL...Price Range £475,000 - £500,000 | Beautiful Four/Five Bedroom Detached Family Home in the Heart of River, Dover | Set within the highly desirable village of River, Dover, this stunning four-bedroom detached family home offers a wonderful combination of space, style and flexibility - perfectly suited to modern family living. Occupying a generous plot with off-road parking and a large double garage, the home welcomes you with a beautifully presented interior and a thoughtful layout designed for comfort and convenience. At the heart of the property is a stylish open-plan kitchen/diner and lounge area, ideal for entertaining, with seamless flow and natural light throughout. A separate family room provides flexible living space and can easily be used as a fifth bedroom, study or additional reception room, making this home ideal for growing families or those who work from home. A utility room and downstairs W.C. further enhance the practicality of the ground floor. Upstairs, the accommodation continues to impress with four bedrooms, including a spacious main bedroom with en-suite, offering a peaceful retreat at the end of the day. A modern family bathroom serves the remaining bedrooms, all of which are bright and inviting. Outside, the private rear garden is perfect for family enjoyment or al fresco dining, with plenty of space to relax and unwind. Additional benefits include double glazing, gas central heating, and close proximity to the highly regarded River Primary School, local shops, scenic countryside walks, and excellent transport links. This is a rare opportunity to secure a beautifully finished, flexible family home in one of Dover's most sought-after locations. Call Burnap + Abel on 01304 279017 to arrange a viewing.





Entrance Hall

Utility

9' 0" x 5' 9" (2.74m x 1.75m)

W.C.

Lounge

17' 1" x 12' 6" (5.21m x 3.81m)

Kitchen/Dining Room

22' 5" x 11' 8" (6.83m x 3.56m)

Family Room/Bedroom Five

14' 3" x 11' 8" (4.34m x 3.56m)

Bedroom One

12' 6" x 12' 0" (3.81m x 3.66m)

En Suite

Bedroom Two

11' 10" x 10' 5" (3.61m x 3.17m)

Bedroom Three

10' 7" x 9' 3" (3.23m x 2.82m)

Bedroom Four

10' 1" x 8' 2" (3.07m x 2.49m)

Bathroom

9' 11" x 6' 8" (3.02m x 2.03m)

Garden

Double Garage & Off Street Parking

18' 5" x 16' 11" (5.61m x 5.16m) A fantastic double garage at the rear and off street parking for two/three cars.

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, 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.

