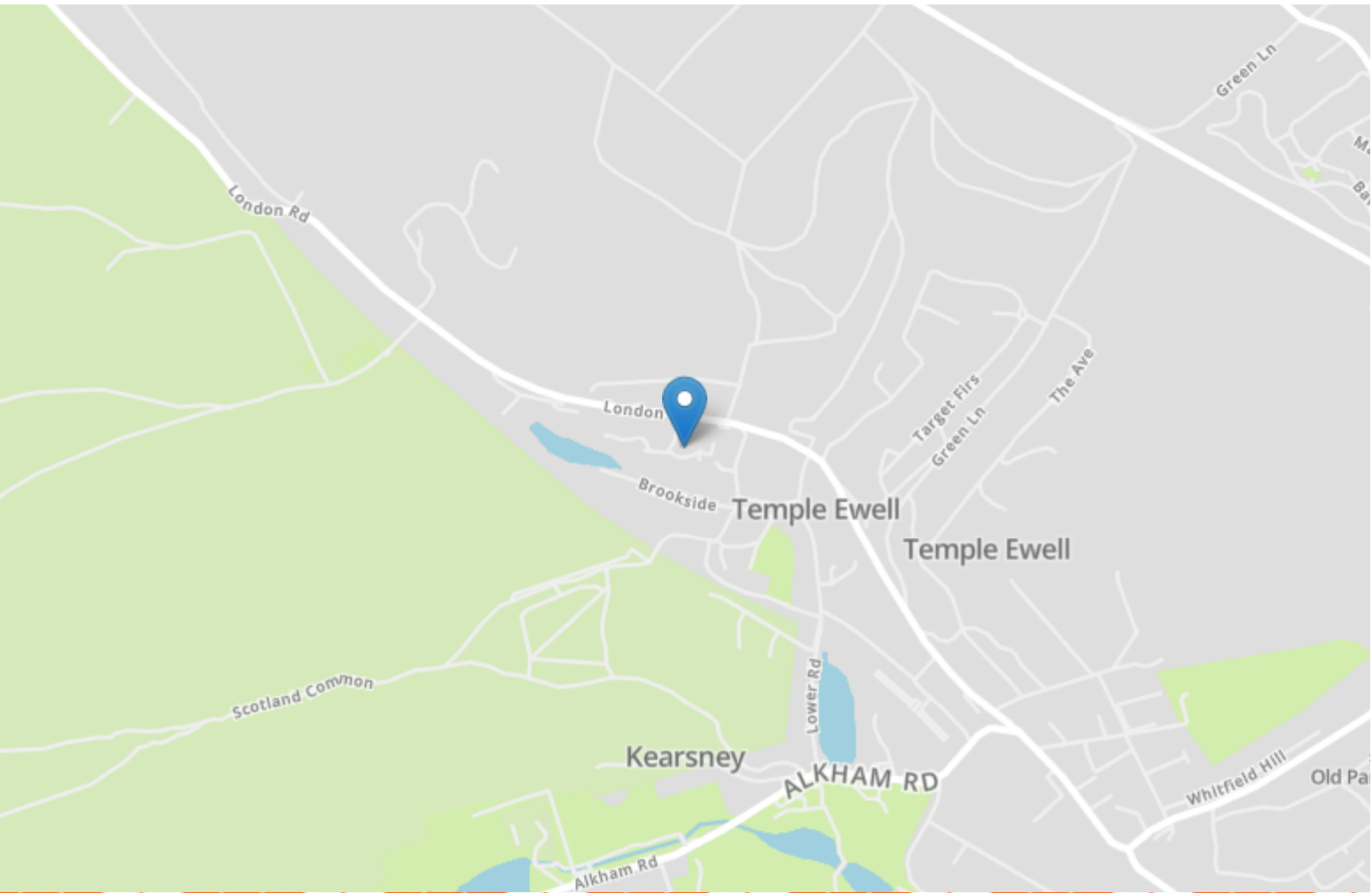


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		100
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



1 Kyle Court, Waters End

TEMPLE EWELL, Dover
CT16 3PA

£350,000 FREEHOLD

Draft Details...FOR SALE THROUGH BURNAP + ABEL...Price Range £350,000 - £375,000 | Nestled in the heart of the highly sought-after village of Temple Ewell, within an Area of Outstanding Natural Beauty, this beautiful and modern three-bedroom detached family home offers a perfect blend of contemporary style and peaceful village living. Designed with both comfort and practicality in mind, the property features a bright open-plan lounge/diner – ideal for family life and entertaining – as well as a well-appointed kitchen and a convenient downstairs toilet. The ground floor further benefits from underfloor heating, adding a touch of luxury to the modern design. Upstairs, the home provides three good-sized bedrooms, including a main bedroom with en-suite, alongside a stylish family bathroom, creating the perfect balance of private and shared spaces. Outside, the property boasts a secluded garden, offering a private retreat for relaxation or entertaining. To the front, there is allocated private parking for two cars. With double glazing and gas central heating throughout, the home combines energy efficiency with modern comfort. Set in a picturesque village surrounded by countryside walks, yet within easy reach of local amenities, schools, and transport links, this is a rare opportunity to enjoy contemporary family living in a truly beautiful location. For your chance to view call Burnap + Abel on 01304 279107.



W.C.

Lounge/Dining Room

19' 9" x 17' 1" (6.02m x 5.21m)

Kitchen

11' 6" x 10' 1" (3.51m x 3.07m)

Bedroom One

13' 7" x 10' 1" (4.14m x 3.07m)

En Suite

Bedroom Two

11' 10" x 10' 2" (3.61m x 3.10m)

Bedroom Three

11' 4" x 9' 4" (3.45m x 2.84m)

Bathroom

10' 3" x 6' 5" (3.12m x 1.96m)

Garden

Parking

Parking for two cars.

Area information

The village offers the Church of St Peter & St Paul, Temple Ewell Primary School and the popular Fox public house together with the ornamental lakes and gardens of Kearsney Abbey, Bushy Ruff and Russell Gardens. There are also some lovely surrounding hillside and countryside walks, mainline railway station at nearby Kearsney within easy walking distance, a bus service to Dover and Canterbury where a greater range of shopping, educational and recreational facilities can be found, the property is also placed for ease of access into Dover town and docks; Canterbury A.2./M.2; and the Folkestone Channel Tunnel and M20.

