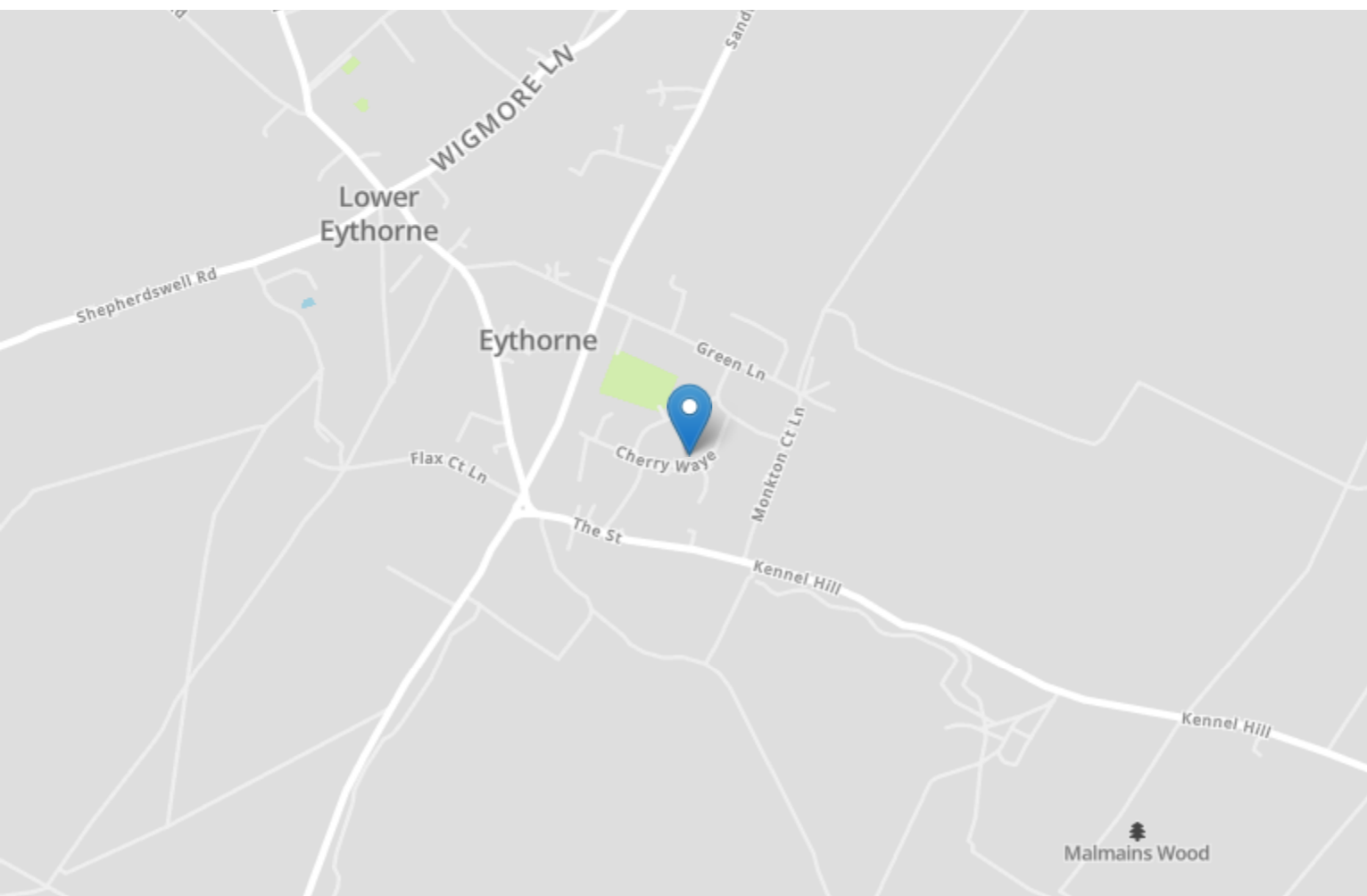


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## 17 Cherry Way

EYTHORNE, Dover  
CT15 4BT

**£315,000 FREEHOLD**

Draft Details...Three Bedroom Semi Detached House | Large Garage & Off Street Parking For Three Cars | Planning Permission For A Single Storey Extension (REF 22-01288) | Solar Panels For Electric (Leased - Owning Company Aviva) | Burnap + Abel are delighted to offer onto the market this fabulous three bedroom semi detached house situated in the highly sought after Cherry Way, Eythorne, Dover. The property is in very good condition throughout and the accommodation boasts a light and airy lounge with log / coal burner, large open plan kitchen /diner, three bedrooms and a family bathroom. Additional benefits include a large garage & off street parking for three cars, generous size sunny rear garden, large conservatory, planning permission for a single storey extension with a cloakroom, leased solar panels for electric, double glazing and gas central heating. The semi-rural village of Eythorne is just so convenient for access to both the historic seaside town of Dover as well as the Cathedral City of Canterbury. For families there is a park around the corner for the children to go and play, great woodland walks for the adults in and around the village as well as a vintage railway station. For your chance to view call sole agents Burnap + Abel on 01304 279107.



## Entrance Hall

Tiled floor, radiator, carpeted stairs to the first floor and doors leading to;

## Lounge

15' 0" x 10' 11" (4.57m x 3.33m) A light and airy lounge with laminate floor, log / coal burner, radiator and a double glazed window.

## Kitchen / Dining

15' 0" x 13' 5" (4.57m x 4.09m) A large open plan kitchen / dining room. The kitchen has a mix of wall and base units, space for washing machine, fridge freezer and dishwasher. Integrated oven / hob, wall mounted boiler (vendor has informed us that this is annually serviced). The dining area has two under stair cupboard spaces. Room for table and chairs and a door to the conservatory.

## Conservatory

14' 7" x 12' 2" (4.45m x 3.71m) A large conservatory with lighting and power.

## Planning Permission

The vendor has obtained planning permission for a single storey extension with a downstairs cloakroom. REF 22-01288. (5.28 meters beyond the rear wall of the original house).

## First Floor Landing

Carpeted stairs, carpeted landing, loft hatch, over stair cupboard and doors leading to;

## Bedroom One

15' 0" x 10' 10" (4.57m x 3.30m) A large double bedroom with carpeted floor, radiator and double glazed window.

## Bedroom Two

9' 11" x 8' 8" (3.02m x 2.64m) Double bedroom with carpeted floor, radiator and double glazed window.

## Bedroom Three

9' 11" x 6' 1" (3.02m x 1.85m) A generous size third bedroom with carpeted floor, radiator and double glazed window.

## Bathroom

6' 4" x 5' 5" (1.93m x 1.65m) Bath with overhead shower, low level W.C., wash hand basin, heated towel rail and a frosted double glazed window.

## Garden

A spacious sunny rear garden with paved, decked and lawn areas. Ideal outside space for entertaining family and friends with Summer BBQs. Side access and access to the garage. (Shed will not be staying).

## Garage & Off Street Parking

24' 5" x 7' 10" (7.44m x 2.39m) A large extended garage with lighting and power. Off street parking for three cars.

## Area Information

Eythorne is a small rural village which is 7 miles from Dover connecting you to the port and 13 miles from the cultural city of Canterbury with great access to the A2, M2 and M20. Eythorne is neighboured by Coldred which has 'Kent's best kept village' status and Shepherdswell which has the nearest main line train station connecting through Canterbury to pick up the high-speed service to London St Pancras or has direct routes to London Victoria. Eythorne has a village convenience store with post office which has a good selection of produce, The Crown Inn pub which serves food, Eythorne Elvington Community Primary School and two churches. For families there is a park around the corner for the children to go and play, great woodland walks in and around the village as well as a vintage railway station. The historical town of Sandwich is only 7 miles away and has a cinque port, pubs & restaurants, secondary and grammar schools, boutique shops and has a train station.

