



14 Orchard Drive, Dover  
£330,000

# 14 Orchard Drive

Dover, Dover

CHAIN FREE Family home with great potential in the highly desirable area of River! Park your car at ease on the private driveway and come on in! Are you looking to move quickly? Then this is definitely the property for you. The current owners have recently had the property deep cleaned, and should you need it, will be including all the appliances! You will also find a handy utility room to the rear which in my opinion offers great potential to create a large kitchen/diner family room across the rear of the property! On the ground floor you will also find a large lounge/diner offering plenty of space for the family to spread out. Upstairs you will find two double bedrooms both benefiting built in wardrobes as well as a good sized third bedroom again with built in storage. You will also find the shower room. And if all this space isn't enough the integral garage could easily be converted – this in our opinion would make for the perfect home office or guest room! The garden offers plenty of space and offers stunning views across the Dover hills towards the castle. Don't miss out on this property with so much potential! Council Tax band: D

Tenure: Freehold

- Ideal Family Home
- Chain Free
- Three Bedrooms
- Great Potential to Extend
- Desirable Location
- Private Driveway
- Garage
- Stunning Views
- Sought After Area





### Entrance Hallway

### Kitchen

Dimensions: 2.18m x 3.71m (7'2 x 12'2).

### Lounge Diner

Dimensions: 3.20m x 8.28m (10'6 x 27'2 ).

### Utility Room

Dimensions: 2.24m x 3.23m (7'4 x 10'7).

### Garden

### First Floor

### Bedroom One

Dimensions: 3.23m x 3.35m (10'7 x 11'0 ).

### Bedroom Two

Dimensions: 2.77m x 3.84m (9'1 x 12'7).

### Bedroom Three

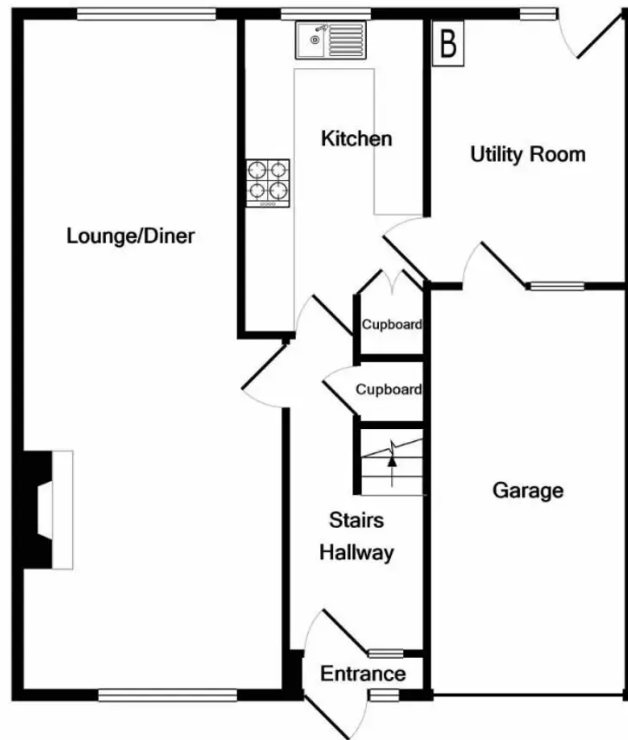
Dimensions: 2.11m x 3.02m (6'11 x 9'11).

### Bathroom

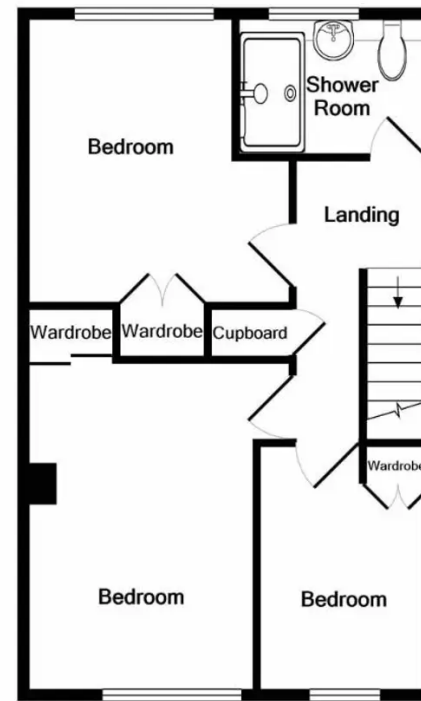
Dimensions: 2.21m x 1.55m (7'3 x 5'1).

### Garage





GROUND FLOOR  
APPROX. FLOOR  
AREA 62.7 SQ.M.  
(675 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 41.7 SQ.M.  
(449 SQ.FT.)



TOTAL APPROX. FLOOR AREA 104.4 SQ.M. (1124 SQ.FT.)

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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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