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Energy Efficiency Rating	
Current	Potential
76	63

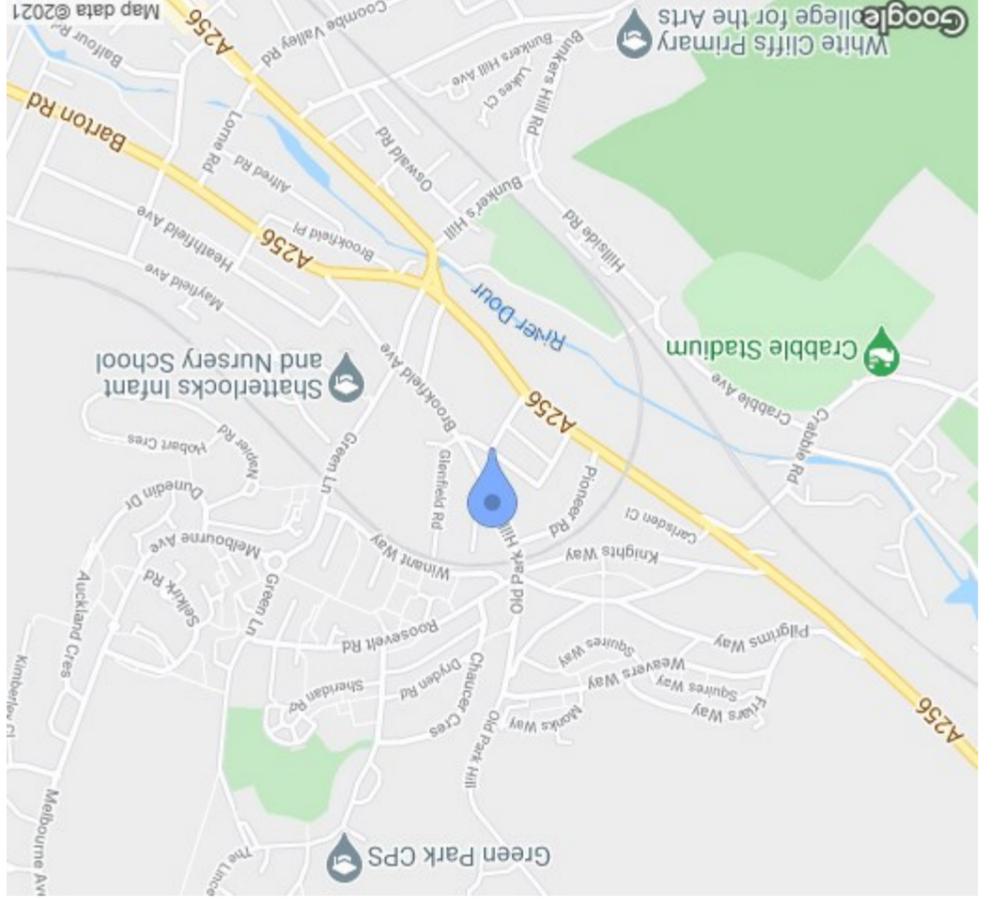
Very energy efficient - lower running costs
 (92 plus) A
 (81-91) B
 (69-80) C
 (55-68) D
 (39-54) E
 (21-38) F
 (1-20) G
 Not energy efficient - higher running costs

England & Wales
 EU Directive 2002/91/EC

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The Property Ombudsman
 Relocation Network
 ARLA
 NAEA



24 MANGERS LANE, DOVER



**24 MANGERS LANE
 DOVER**

£280,000

- Recently refurbished from top to bottom
- Seamlessly blending contemporary design
- Striking features
- Plenty of entertaining space
- Underfloor heating system
- Three double bedrooms
- Amazing bathroom suite
- Garage
- Generous size gardens
- A one off

ABOUT

WONDERFUL VISION! An immaculate house located in the in Crabble area on the edge of town heart, which seamlessly blends contemporary design, luxurious materials and unique charm, all set behind a striking white rendered façade.

The family home with striking features, has been recently refurbished from top to bottom and offers flexible living accommodation, with ample space for entertaining.

The front door with privacy glass opens into the reception hall with doors into a cloakroom and the generous size kitchen/breakfast/family room with breakfast bar area, underfloor heating system and a door out to the utility to the side. The kitchen is open planned to the rear living room which boasts a bespoke fireplace and a ceiling complete with integrated feature mood lighting, this room has doors leading to the rear gardens, boasting a large patio, ideal for al fresco dining.

Stairs lead up to a landing area with doors to an impressive size main bedroom suite to the rear which has a Juliet balcony. There are two further bedrooms which are all served by a fantastic modern bathroom suite, complete with jacuzzi bath and mood lighting for maximum family comfort.

Externally to the front is a generous driveway with ample parking and leads to a generous size garage. The rear garden is mainly laid to lawn with a large terrace.

LOCATION

"Dover is a major ferry port town and faces France across the Strait of Dover, the narrowest part of the English Channel. It is home of the Dover Calais ferry through the Port of Dover and is famous for both its White Cliffs and Dover Castle that has historically performed a function of protection against invaders.

Dover's main commuting roads are the A2 and A20, connecting the town with Canterbury and London. Fast link trains run from Dover Priory to London St Pancras International stations and Ramsgate."

DESCRIPTION

Entrance

Hallway

WC

Lounge/Diner 19'11 x 14'11 (6.07m x 4.55m)

Kitchen 14'2 x 8'8 (4.32m x 2.64m)

Utility Room

First Floor

Bedroom One 15'11 x 13'10 (4.85m x 4.22m)

Bedroom Two 14'7 x 7'4 (4.45m x 2.24m)

Bedroom Three 16'0 x 11'7 (4.88m x 3.53m)

Bathroom

External

Rear Garden

Garage

Driveway

