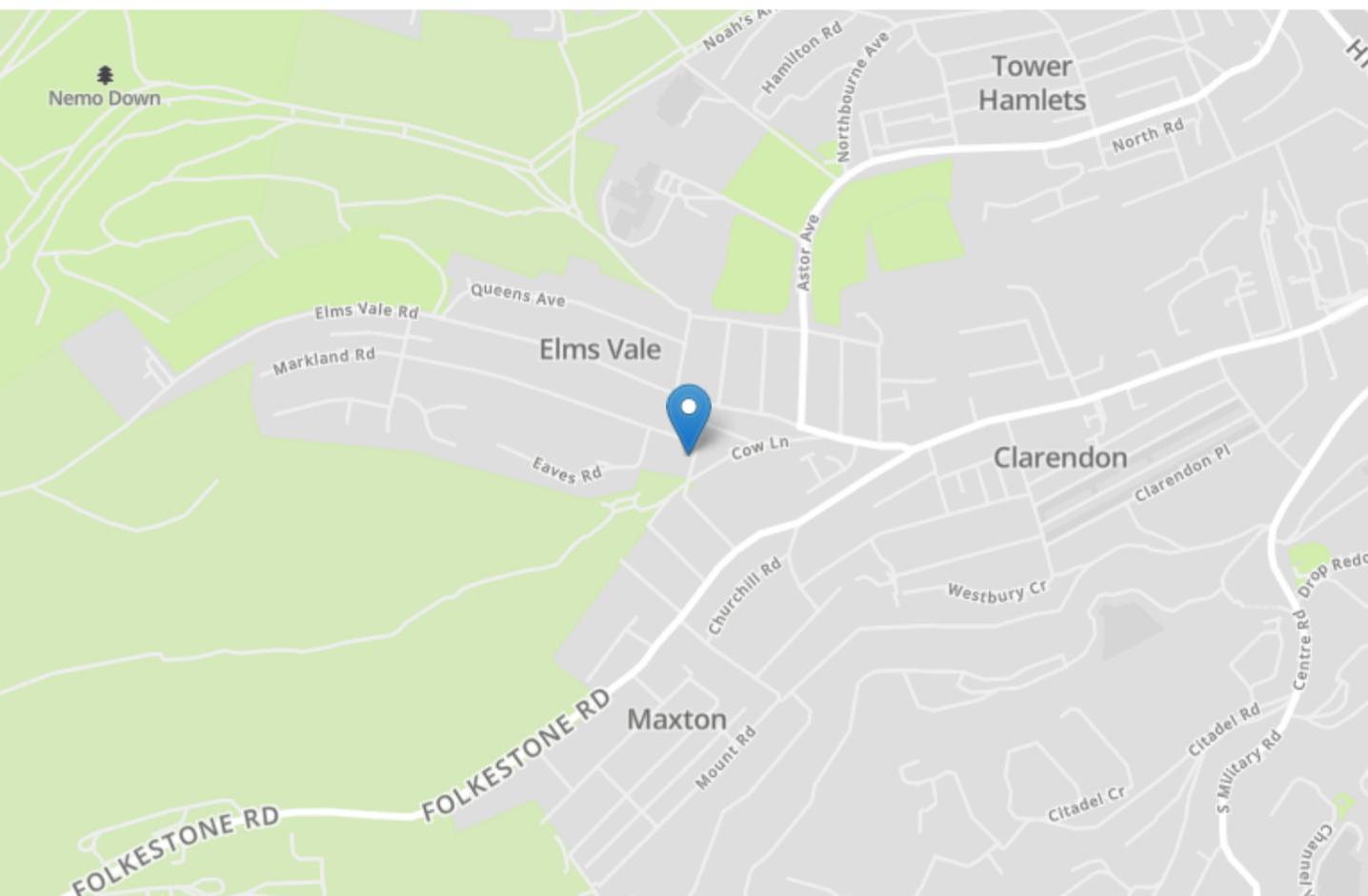


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



44 Church Road

ELMS VALE, Dover
CT17 9LR

£325,000 FREEHOLD

Draft Details...FOR SALE THROUGH BURNAP + ABEL... Guide Price £325,000 - £350,000 | A Stunning Extended Chain-Free Three-Bedroom Home with Luxurious Finishes | This beautifully extended and chain-free home showcases contemporary design, thoughtful detailing, and premium finishes throughout. The welcoming entrance hallway leads into a stylish lounge featuring a bespoke media wall, elegant bay window, and a striking glass electric fireplace that separates the lounge and dining areas. The space flows seamlessly into the extended, newly fitted kitchen, boasting underfloor heating, quartz worktops, integrated appliances, and a dedicated utility area - the perfect blend of luxury and practicality. French doors open onto a beautifully landscaped rear garden, ideal for entertaining or relaxing, with a generous patio and a lush lawn. Upstairs, there are three spacious double bedrooms, including a master with a walk-in wardrobe, and a luxurious family bathroom complete with a freestanding bathtub and TV, walk-in waterfall shower, double vanity, and floor-to-ceiling slate-effect tiles. Finished to an exceptional standard and offered chain-free, this extended property is perfect for those seeking a move-in-ready home that combines elegance, space, and modern comfort. Contact Burnap + Abel today to arrange your viewing - 01304



Lounge

12' 11" x 11' 8" (3.94m x 3.56m)

Dining Room

15' 1" x 11' 2" (4.60m x 3.40m)

Kitchen

14' 8" x 14' 8" (4.47m x 4.47m)

W.C.

Bedroom One

15' 1" x 11' 2" (4.60m x 3.40m)

Bedroom Two

11' 4" x 9' 9" (3.45m x 2.97m)

Bedroom Three

15' 0" x 7' 4" (4.57m x 2.24m)

Bathroom

11' 1" x 6' 9" (3.38m x 2.06m)

Garden

Area Information

Elms Vale is located within walking distance to the town centre and seafront along with the new St James retail and leisure development. The perfect location to bring up a young family with highly regarded primary, secondary and grammar schools nearby. There are some delightful open green space within a very short walk of the property including the substantial Elms Vale recreation ground. For anyone looking to commute into London you will be within a short walk of Dover Priory railway station which provides direct access to the high speed rail link into St Pancras.

Ground Floor
Approx. 53.1 sq. metres (571.3 sq. feet)



First Floor
Approx. 52.7 sq. metres (566.7 sq. feet)

