
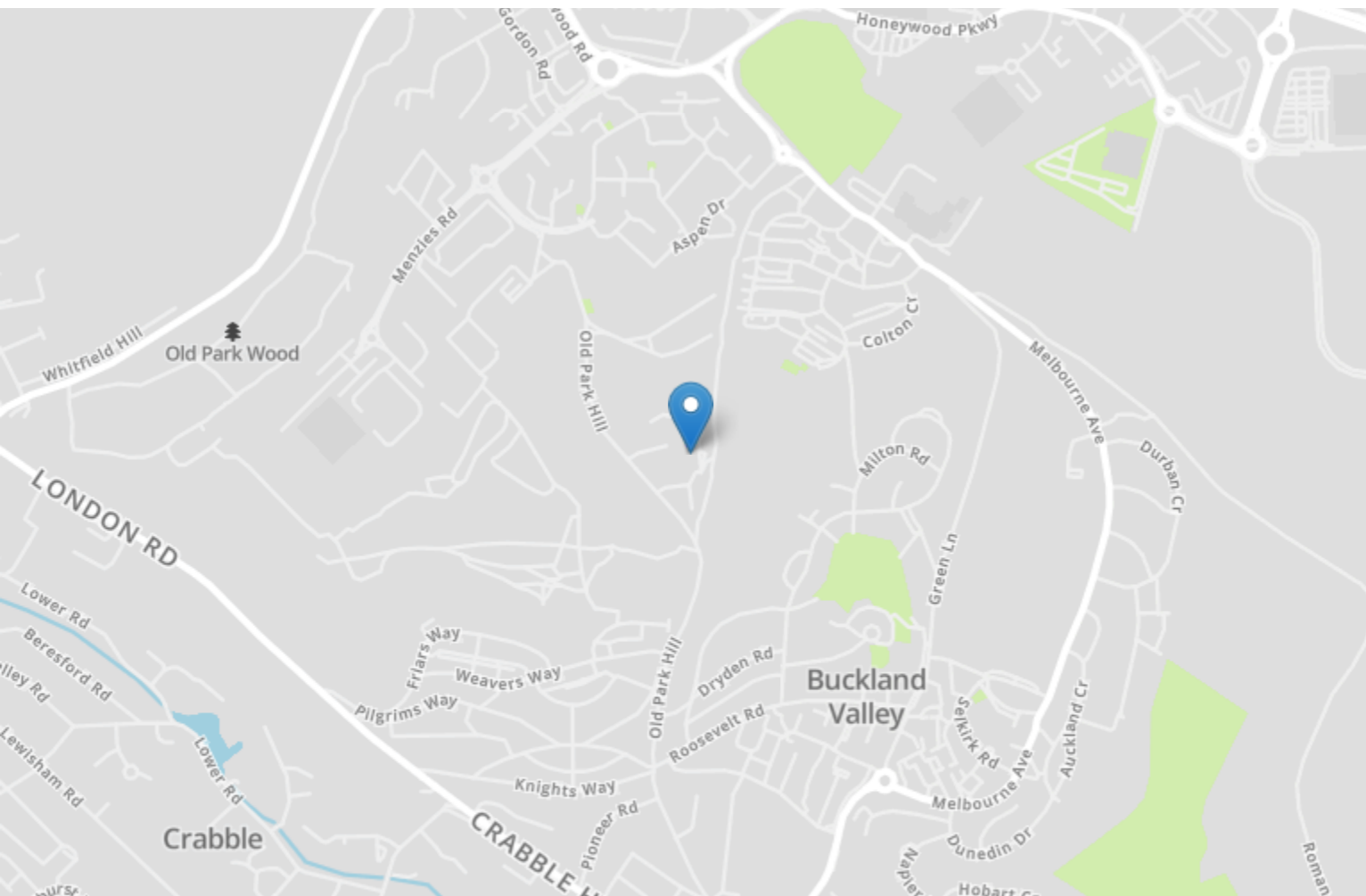


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	92
(81-91)	B	
(69-80)	C	85
(55-68)	D	
(39-54)	E	
(21-38)	F	1
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 



33 Elysium Park Close

WHITFIELD, Dover
CT16 2FJ

£475,000 FREEHOLD

Draft Details... Price Range £475,000 - £500,000 | Stunning Four Bed Detached Family Home | Converted Garage + Off Road Parking For Two Cars | En Suite | NHBC Warranty Remaining | Large Modern Kitchen | Utility Room | Family Room | Burnap + Abel are delighted to offer on to the market this beautiful four bed detached family home located in the highly sought after Elysium Park Close, Whitfield, Dover. The property is in fabulous condition throughout and the accommodation boasts a light & airy lounge/dining room, large modern fitted kitchen, family room, four double bedrooms and a modern family bathroom. Additional benefits include a private rear garden with rear access, converted garage + off road parking for two cars, En Suite to the main bedroom, downstairs W.C., utility room, Juliette balconies and NHBC warranty remaining. Nestled in the corner of a quiet cul-de-sac on an large plot this spacious family home is a must see. For your chance to view call Burnap + Abel on 01304 279107.



Entrance Hall

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

W.C.

Low level W.C., radiator, wash hand basin and extractor fan.

Lounge / Dining Room

28' 5" x 12' 6" (8.66m x 3.81m) A fantastically large lounge/dining room (ideal for get togethers with family and friends). Laminate floor, radiators to front and rear, double glazed window in the lounge area and double glazed door with Juliette balcony in the dining area. Space for table and chairs.

Kitchen

19' 7" x 8' 10" (5.97m x 2.69m) A large modern fitted kitchen with a mix of wall and base units, integrated gas hob + oven, fridge freezer and dishwasher. Radiator, tiled flooring, double glazed window and doors with Juliette balcony.

Utility

9' 3" x 8' 10" (2.82m x 2.69m) A mix of wall and base units, space for washing machine and tumble dryer, sink/drainer and wall mounted boiler (Serviced August 2023).

Study/Family Room

22' 10" x 8' 10" (6.96m x 2.69m) A fantastic extra reception room that can be used as a family room, study or be turned into a gym or cinema room. Laminate floor, radiator and double glazed doors to the garden.

First Floor Landing

Carpeted stairs, carpeted landing, airing cupboard, radiator and doors leading to;

Bedroom One

15' 0" x 12' 8" (4.57m x 3.86m) A large double bedroom with carpeted floor, built in wardrobes, radiator, double glazed windows and access to the en suite.

En Suite

A lovely modern en suite with a low level W.C, wash hand basin, shower, heated towel rail and frosted double glazed window.

Bedroom Two

13' 5" x 12' 0" (4.09m x 3.66m) Double bedroom with carpeted floor, radiator and double glazed doors to the Juliette balcony.

Bedroom Three

12' 0" x 11' 7" (3.66m x 3.53m) Double bedroom with carpeted floor radiator and double glazed window.

Bedroom Four

12' 0" x 10' 8" (3.66m x 3.25m) Double bedroom with carpeted floor, radiator and double glazed window.

Bathroom

7' 8" x 7' 2" (2.34m x 2.18m) Lovely modern family bathroom with low level W.C., bath, separate shower, wash hand basin, heated towel rail and frosted double glazed window.

Garden

A generous size sunny rear garden with side access. Lovely Indian sandstone seating and lawn areas.

Converted Garage

13' 8" x 8' 8" (4.17m x 2.64m) A large converted garage with lighting/power that is being used as a gym The converted area measures 13'8" x 8'8" and the total garage area measures 19'3" x 11'8".. The vendors have left storage space at the front of the garage.

Off Street Parking

The property has off street parking for two cars.

Service Charge

We have been informed that there is an £500 per annum service charge.

Area Information

Elysium Park is a highly sought after exclusive development in an elevated position over looking Dover. Set on the edge of a nature reserve this location would be ideal for dog owners or those that like a stroll in the outdoors.

Dover itself has a huge amount to offer people thinking of moving to the area. The schools on offer are vast. There are many grammar schools, academies, Dover College and St Edmunds School is just round the corner.

Also the new St James shopping complex is close by offering many high street brands, restaurants and also a six screen cinema.

Another benefit to being in Dover is the flexibility it offers to commuters. With access to the areas many motorway systems and also the fact that Dover Priory train station services not only St Pancreas but also Victoria and Kings Cross you are spoilt for choice with the many modes of transport on offer.

