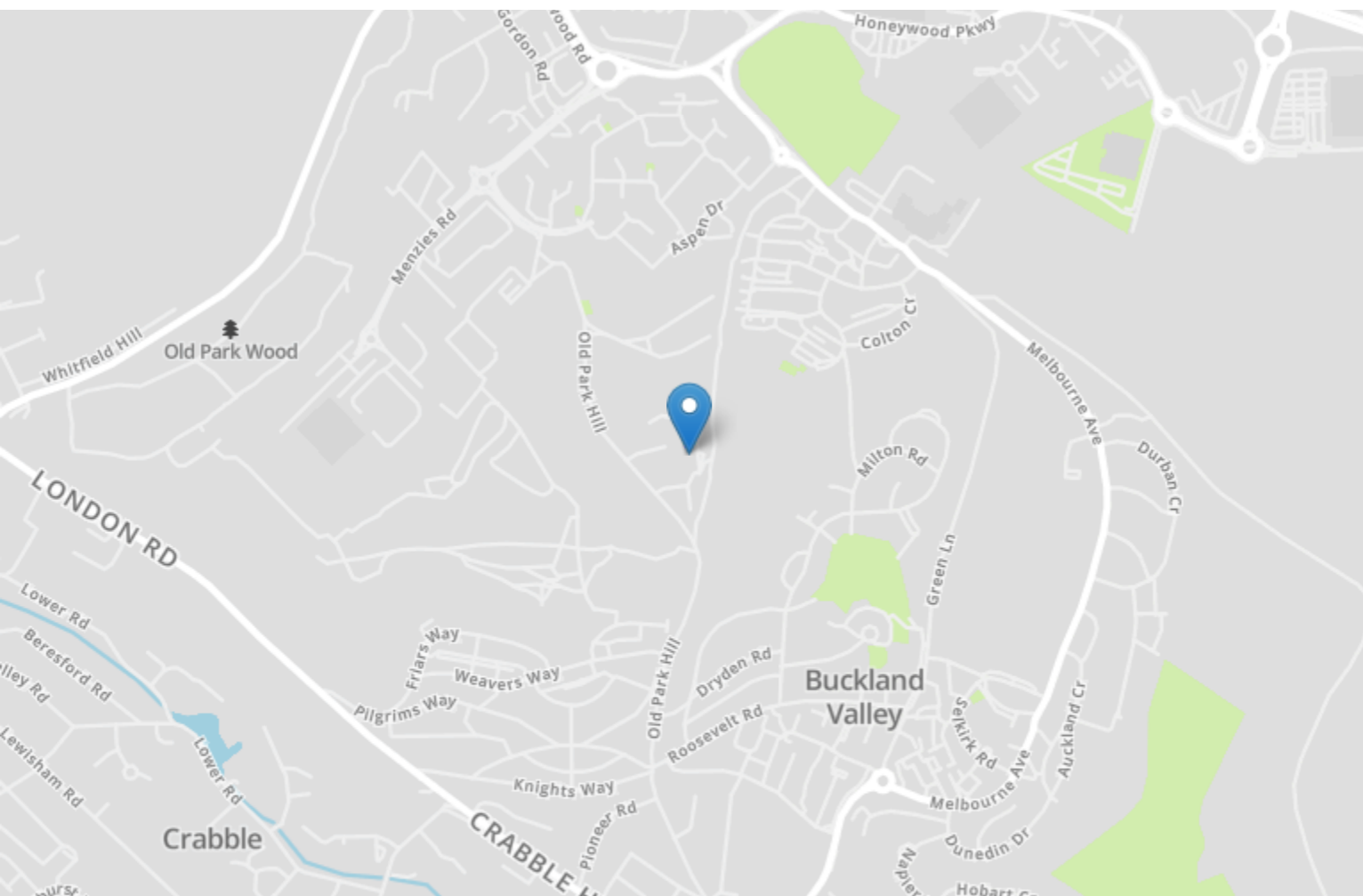


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		92
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



39 Elysium Park Close

WHITFIELD, Dover
CT16 2FJ

£450,000 FREEHOLD

PRICE RANGE £450,000 - £475,000 | Chain Free | Stunning Four Bed Detached Family Home | Converted Garage + Off Road Parking For Two Cars | Large Modern Kitchen | En Suite | Burnap + Abel are delighted to offer on to the market this wonderful four bed detached family home situated in the highly sought after Elysium Park Close, Whitfield, Dover. The property is in fantastic decorative order throughout and the accommodation boasts a large lounge/dining room, beautiful modern fitted kitchen, four double bedrooms and a lovely modern family bathroom. Additional benefits include a large private rear garden with side access, converted garage + off road parking, modern En Suite to the main bedroom, downstairs W.C., double glazing, gas central heating and NO ONWARD CHAIN. Nestled in a quiet cul-de-sac on a 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 first floor and doors leading to;

W.C.

Low level W.C., wash hand basing and radiator.

Lounge/Dining Room

25' 5" x 12' 4" (7.75m x 3.76m) Large lounge/dining room with laminate floor, radiator and double glazed window to the front. The dining area has laminate floor, space for a table and chairs, radiator and double glazed doors to the garden.

Kitchen

19' 7" x 12' 2" (5.97m x 3.71m) A spacious modern style kitchen with a mix of wall and base units, space for washing machine, integrated oven/hob, fridge freezer and dishwasher. Double glazed window, radiator, under stairs cupboard and double glazed door to the garden.

First Floor Landing

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

Bedroom One

15' 0" x 12' 4" (4.57m x 3.76m) Large double bedroom with carpeted floor, built in wardrobes, radiator and double glazed window.

En Suite

Modern en suite with walk in shower, low level W.C., wash hand basin, heated towel rail and frosted double glazed window.

Bedroom Two

13' 5" x 12' 3" (4.09m x 3.73m) Double bedroom with carpeted floor, radiator and double glazed doors with Juliette balcony.

Bedroom Three

12' 2" x 11' 8" (3.71m x 3.56m) Double bedroom with carpeted floor, radiator and double glazed window.

Bedroom Four

10' 9" x 8' 11" (3.28m x 2.72m) Double bedroom with carpeted floor, radiator and double glazed window.

Bathroom

7' 7" x 7' 3" (2.31m x 2.21m) Spacious bathroom with bath, separate shower, low level W.C., wash hand basin, heated towel rail and frosted double glazed window.

Garden

A large sunny rear garden with paved seating and lawn areas. Side access. Fantastic outside space to enjoy those summer weekends with family and friends.

Garage & Off Street Parking

18' 11" x 12' 0" (5.77m x 3.66m) Spacious garage that has been converted and being used as a gym/office room - This could be converted back into a garage. Lighting/power. Off street parking for two cars.

Service Charge

We have been informed that there is an annual service charge of £436.90.

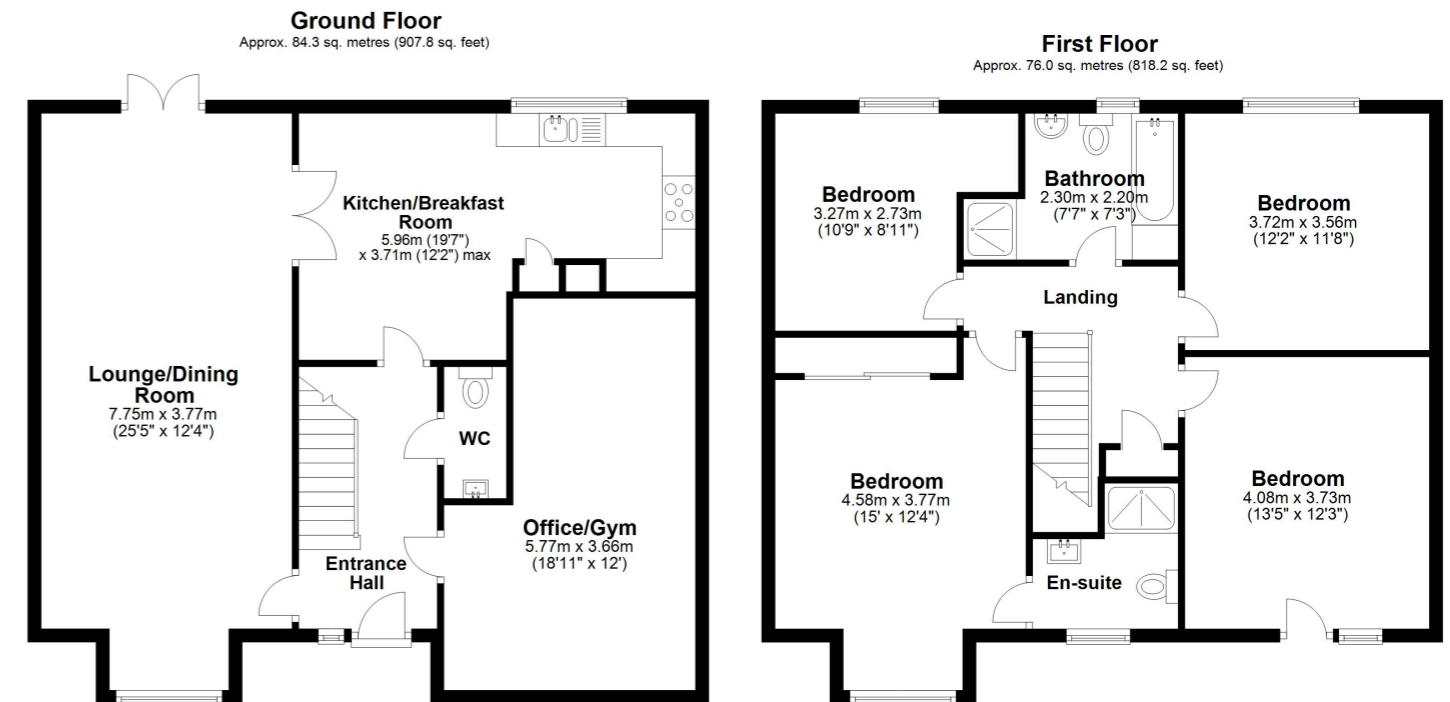
Area Information

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 Pancras but also Victoria and Kings Cross you are spoilt for choice with the many modes of transport on offer.



Total area: approx. 160.4 sq. metres (1726.0 sq. feet)

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.
Plan produced using PlanUp.

