



13 Elm Park Gardens

ELMS VALE, Dover
CT17 9NQ

£315,000 FREEHOLD

Draft Details... Guide Price £315,000 - £325,000 | Extended 4 Bedroom Semi Detached House | Gas Central Heating (Boiler Installed Early 2022) | Wonderful Views | Popular Elms Vale Location | Close To Schools, Shops and Park | Plenty Of Storage Space | Potential To Create Off Street Parking (Subject To Obtaining All Relevant Planning) | Electric Charge Point | Burnap + Abel are delighted to offer onto the market this fabulous 4 bed extended family home situated in the highly sought after Elm Park Gardens, Elms Vale Dover. The property is in very good condition throughout and the accommodation boasts a a spacious lounge / dining room, lovely kitchen, four bedrooms and a family bathroom with underfloor heating. Additional benefits include a generous size rear garden offering wonderful views over Elms Vale and of the Dover Castle, electric charging point (to front of the property), double glazing and gas central heating (vendor has informed us the boiler was installed early 2022). Ideally situated in the popular location of Elms Vale which is a very popular suburb of the seaside town of Dover. This property is an ideal family home which is within walking distance to schools and shops. There are also good transport links including local bus services and Dover Priory train station all within easy reach. For your chance to view call sole agent Burnap + Abel on 01304 279107.



Entrance Hall

Carpeted floor, carpeted stairs to first floor and doors leading to;

Bedroom Four

8' 11" x 8' 10" (2.72m x 2.69m) A generous size fourth bedroom with laminate floor, radiator and double glazed window. Can also be used as a study.

Bathroom

8' 10" x 5' 6" (2.69m x 1.68m) A lovely bathroom with underfloor heating, bath with overhead shower, low level W.C., wash hand basins, heated towel rail and frosted double glazed windows.

Lounge

16' 2" x 12' 1" (4.93m x 3.68m) A generous size lounge with carpeted floor, radiators, electric fire place and double glazed French doors to the garden.

Dining Area

9' 4" x 8' 8" (2.84m x 2.64m) Carpeted floor, space for table and chairs, radiator and double glazed window.

Utility Area

8' 8" x 6' 3" (2.64m x 1.91m) Wall units, sink and storage cupboard.

Kitchen

13' 8" x 8' 9" (4.17m x 2.67m) A lovely kitchen with a mix of wall and base units, space for fridge freezer, washing machine, tumble dryer, wine cooler, integrated oven/grill and hob. Double glazed window with views over Elms Vale and the Dover Castle. Door to the garden.

First Floor Landing

Carpeted landing, loft hatch (insulated), airing cupboard with boiler (vendor has informed us that this was installed March 2022) and doors leading to;

Bedroom One

13' 7" x 10' 6" (4.14m x 3.20m) Large double bedroom with carpeted floor, built in cupboard, built in wardrobes with extra storage space behind, radiator and double glazed windows offering wonderful views over Elms Vale and the Dover Castle.

Bedroom Two

13' 8" x 8' 10" (4.17m x 2.69m) Double bedroom with carpeted floor, radiator, double glazed windows to front / rear and loft hatch.

Bedroom Three

10' 6" x 10' 0" (3.20m x 3.05m) Double bedroom with carpeted floor, radiator and double glazed window offering views over Elms Vale and the Dover Castle.

Garden

A generous size sunny rear garden offering wonderful views over Elms Vale and of the Dover Castle! Paved seating area with steps leading down to the lawn and decked areas. Summer house and shed, side access and potential to create off street parking to the side (subject to obtaining all relevant planning permission). The electric charging point can be found at the front of the property.

Area Information

Elms Vale is one of Dover's most sought after locations and is within a short walk to Dover Priory station where you can access the high speed rail link into London. There are a fine selection of primary, secondary and grammar schools nearby making the perfect location to raise a family.

