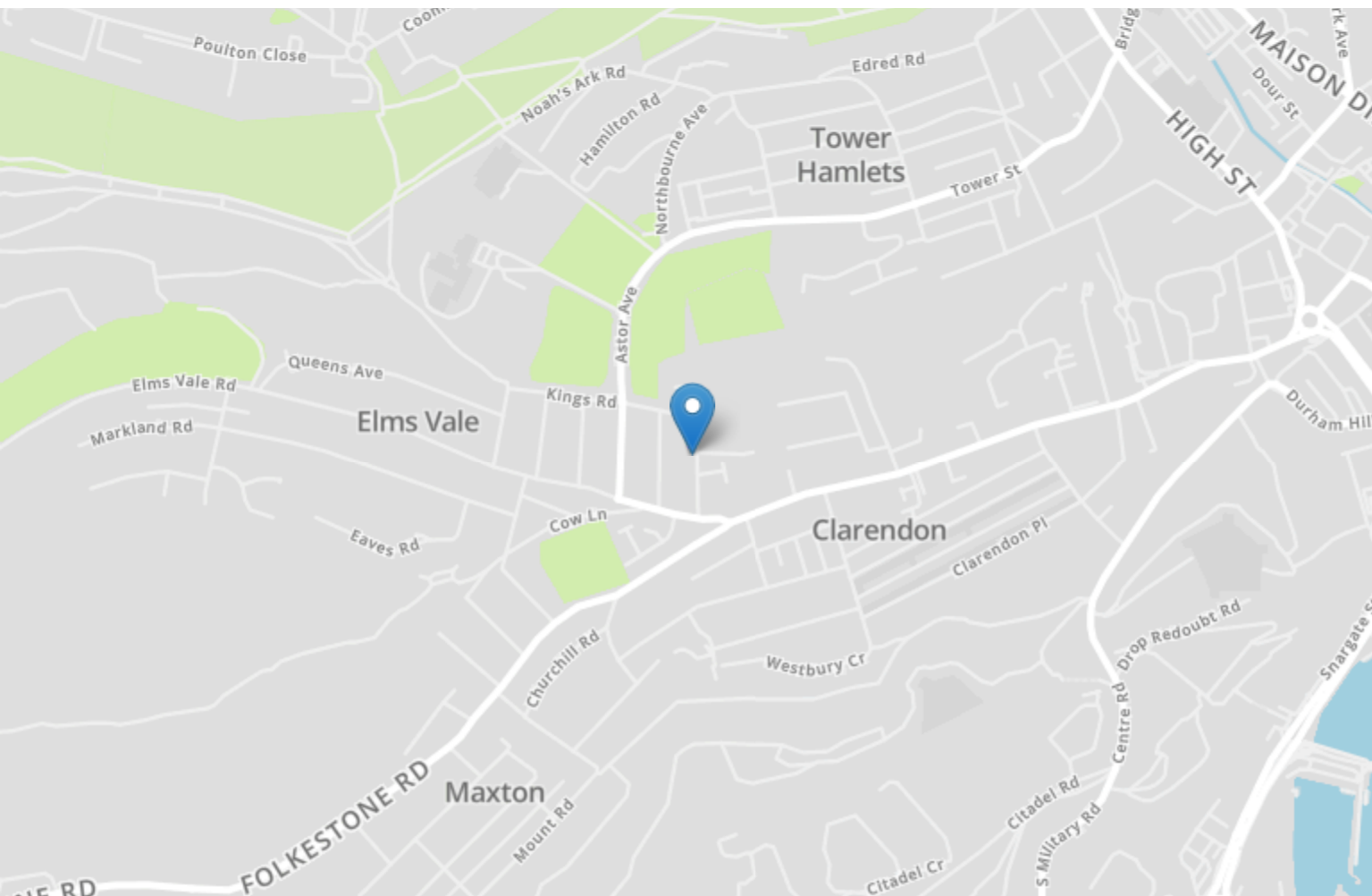


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



Gordon Bennett Vale View Road

ELMS VALE, Dover
CT17 9NP

£550,000 FREEHOLD

Draft Details... Fabulous Four Bed Detached Bungalow With Wonderful Panoramic Views | Double Garage & Gated Drive That Offers Parking For Multiple Vehicles | Large Conservatory With Air Con | Two Bathrooms | Log Cabin | Burnap + Abel are delighted to offer onto the market this marvellous four bedroom detached bungalow located at the end of Vale View Road on a private road that you would have never known was there. The road leads up to brick built pillars and automatic gates where there is a large driveway that offers parking for multiple vehicles and a double garage that has lighting and power. The accommodation boasts a light and airy lounge, separate dining area, beautiful kitchen, four bedrooms and two bathrooms. Additional benefits include a sunny rear garden with lovely panoramic views, log cabin, front garden that has been landscaped to make the most of the fabulous elevated views, large conservatory with air con, utility room, double glazing and gas central heating (The vendor has informed us that the boiler has been annually serviced). Within a short walk of open countryside, Elms Vale is a desirable area convenient for Dover Town Centre with its range of local amenities, St James' Retail Park and mainline railway station located nearby, this property would be suited to families and in particular those who commute to the city regularly. There are also several primary and secondary schools situated around the town and excellent transport links. The Cathedral City of Canterbury is just a short drive away and is accessible via A2. For your chance to view call sole agent Burnap + Abel on 01304 279107.



Entrance Hall

Karndean floor, radiators, two cupboards and doors leading to;

Dining Room

11' 0" x 10' 2" (3.35m x 3.10m) Karndean floor, space for a table and chairs, radiator and double glazed window.

Lounge

16' 3" x 15' 6" (4.95m x 4.72m) Spacious kitchen with an island, a mix of wall and base units, integrated oven/hob, dishwasher, fridge and freezer. Double glazed window and doors to the conservatory.

Kitchen

14' 0" x 13' 3" (4.27m x 4.04m) A lovely modern style kitchen with a centre island, mix of wall and base units, integrated oven/hob, dishwasher, fridge and freezer. Double glazed window and doors to the cnservatory.

Utility Room

7' 1" x 6' 0" (2.16m x 1.83m) Wall mounted boiler, space for washing machine and dryer. Door to garden.

Shower Room

Electric shower, low level W.C., wash hand basin and frosted double glazed window.

Conservatory

24' 4" x 10' 7" (7.42m x 3.23m) A fantastic conservatory with air con, lighting and power. A fabulous area to relax and entertain.

Bedroom One

12' 10" x 10' 3" (3.91m x 3.12m) A large double bedroom with carpeted floor, radiator and double glazed window.

Bedroom Two

12' 11" x 8' 11" (3.94m x 2.72m) Double bedroom with carpeted floor, fitted wardrobes, radiator and double glazed window.

Bedroom Three

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

Bedroom Four

8' 11" x 7' 11" (2.72m x 2.41m) A generous size fourth bedroom with Karndean floor, fitted wardrobes, radiator and double glazed window.

Bathroom

8' 11" x 8' 2" (2.72m x 2.49m) Bath with shower attachment, separate shower, low level W.C., was hand basin, heated towel rail and frosted double glazed window.

Gardens

A beautiful sunny rear garden boasting wonderful panoramic views - Ideal outside space to entertain family and friends with those Summer BBQs. There are paved and lawn areas, side access, sheds with lighting/power and a fabulous log cabin.

The front garden has been landscaped to make the most of the fabulous elevated views.

Log Cabin

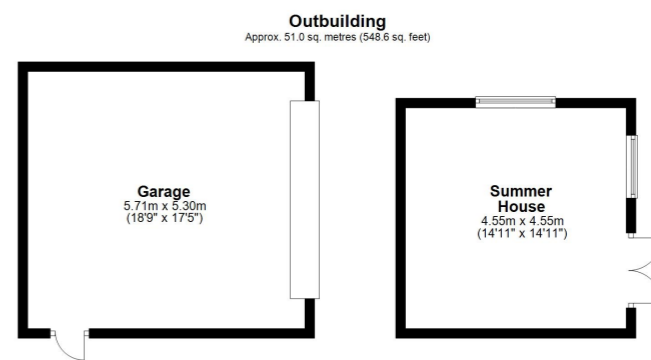
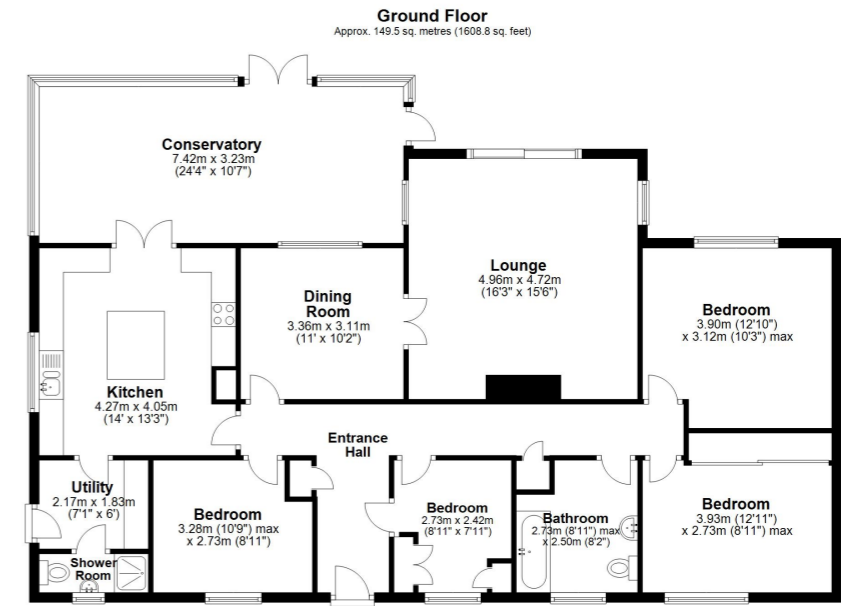
14' 11" x 14' 11" (4.55m x 4.55m) A fantastic cabin with lighting and power. Could be used as an office or turned into a bar/cinema room.

Double Garage & Off Street Parking

18' 9" x 17' 5" (5.71m x 5.31m) A double garage with lighting/power and a gated driveway (electric gates) that offers parking for multiple vehicles.

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.



Total area: approx. 200.4 sq. metres (2157.4 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.

