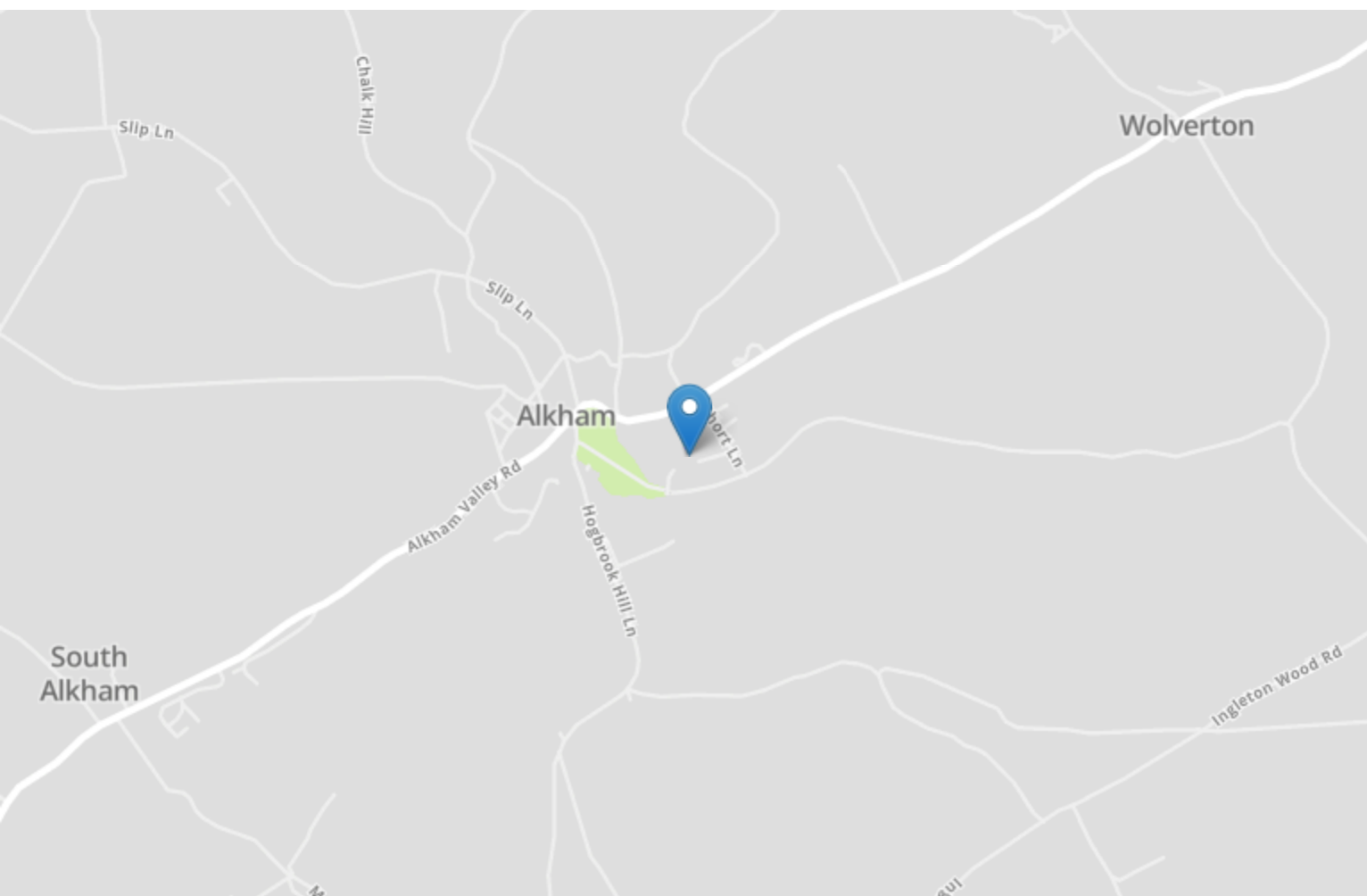


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



23 Glebelands

ALKHAM, Dover
CT15 7BY

£270,000 FREEHOLD

Draft Details...Offers On Excess Of £270,000 | Fabulous Three Bedroom Semi Detached House | Highly Sought After Alkham Location | Suntrap Rear Garden | Downstairs Utility/W.C | Summer House | Burnap + Abel are delighted to offer onto the market This fantastic three bed semi detached family home located in the highly sought after Glebelands in Alkham. The property is in wonderful condition throughout and the accommodation boasts a spacious lounge/dining room, modern fitted kitchen, three bedrooms and a modern family bathroom. Additional benefits include a sunny rear garden with side access, Summer house with lighting/power and could be used as an office, downstairs W.C/utility room, double glazing and gas central heating. You truly get the feeling of village life in Alkham with the local village hall which offers lots of activities and the local well renowned Marquis fine dining restaurant on your doorstep. For those looking for equestrian activities, you have three equestrian schools within a 5-minute drive. Close by is the coastal town of Folkestone which can be accessed in approximately ten minutes with its high-speed rail link into the capital. Crossing to the continent could not be easier with the world-famous Port of Dover and Eurotunnel Le Shuttle all within a few miles of the location. To truly appreciate the location we cannot recommend enough a viewing at your earliest opportunity. For your chance to view call sole agent Burnap + Abel on 01304 279107.



Entrance Hall

Oak Flooring, understairs cupboard and doors leading to;

Lounge/Dining Room

21' 0" x 11' 1" (6.40m x 3.38m) A spacious lounge/dining room with oak flooring throughout, radiator, double glazed windows and space for a dining table and chairs.

Kitchen

12' 2" x 7' 11" (3.71m x 2.41m) A beautiful modern fitted kitchen with Karndean Floor, a mix of wall and base units, space for fridge freezer, dishwasher, integrated oven/hob, radiator and double aspect double glazed windows.

W.C / Utility

Karndean flooring, Low level W.C., wash hand basin, heated towel rail, space for washing machine, tumble dryer, wall mounted boiler and a frosted double glazed window.

First Floor Landing

Carpeted landing, double glazed window and doors leading to;

Bedroom One

12' 2" x 11' 1" (3.71m x 3.38m) Large double bedroom with carpeted floor, fitted wardrobe, radiator and double glazed window.

Bedroom Two

12' 2" x 8' 0" (3.71m x 2.44m) Double bedroom with carpeted floor, radiator and double aspect double glazed windows

Bedroom Three

8' 7" x 8' 3" (2.62m x 2.51m) A generous size third bedroom with carpeted floor, radiator and double glazed window.

Bathroom

8' 7" x 5' 5" (2.62m x 1.65m) Modern bathroom with a low level W.C., bath, separate shower, wash hand basin, heated towel rail and frosted double glazed window.

Garden

A lovely sunny rear garden with seating and lawn areas. A fantastic Summer house with lighting & power and has wireless internet - This could be converted into an office. Lean to shed and side access.

Area Information

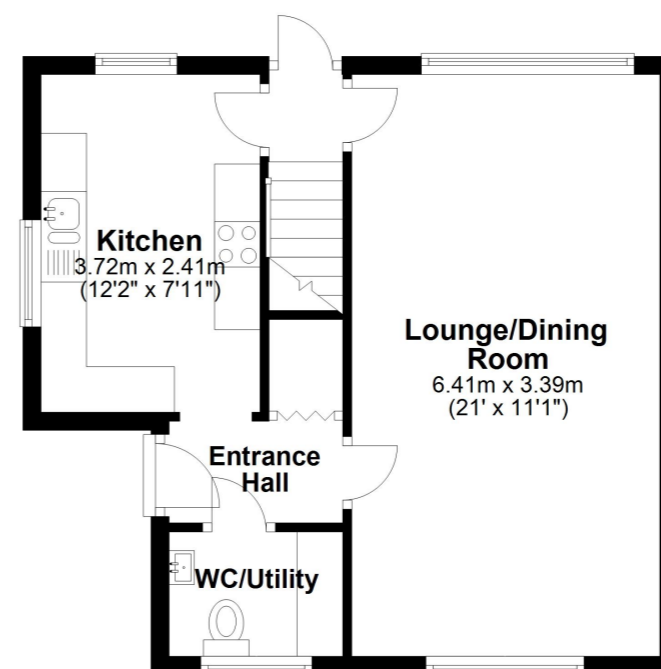
The Parish of Alkham is in an Area of Outstanding Natural Beauty and is situated between Dover and Folkestone on the edge of the North Downs which includes rolling pastureland interspersed with swathes of woodland.

Alkham is situated about 3 miles from the A2 trunk road and about 6 miles from the M20. Both these major roads give access to the motorway network systems. The Channel Tunnel at Folkestone (about 8 miles) and Ashford International Station (about 16 miles) provide regular services to the Continent. There are superstores on the White Cliffs Business Park at Whitfield (about 4 miles), and there are shops in the nearby villages of River and Temple Ewell for day-to-day needs.

Dover Priory and Folkestone West both benefit from the high speed rail service, which has greatly reduced the journey time to London to just over one hour. The famous White Cliffs of Dover is just a 10-minute drive to reach the National Trust car park with a great visitor centre. The cathedral city of Canterbury (about 15 miles) provides a wide range of shopping, cultural and sporting amenities. There are good schools locally, both in the independent and state sectors.

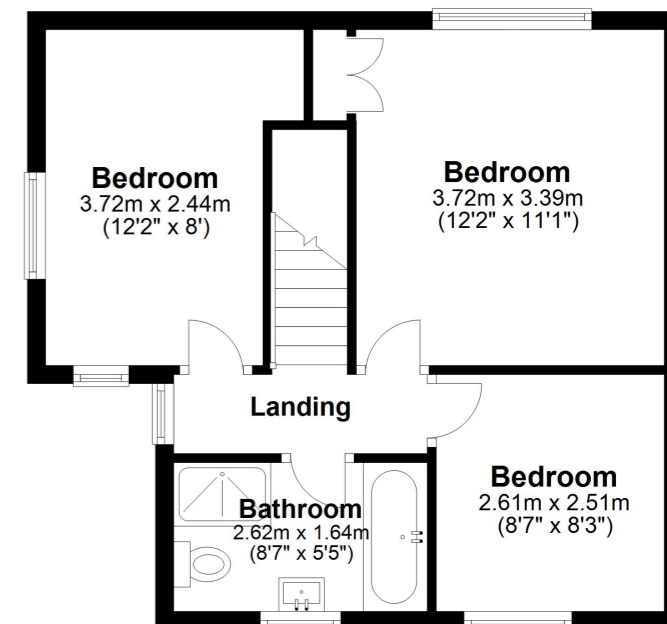
Ground Floor

Approx. 39.9 sq. metres (429.0 sq. feet)



First Floor

Approx. 38.7 sq. metres (416.8 sq. feet)



Total area: approx. 78.6 sq. metres (845.9 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.

