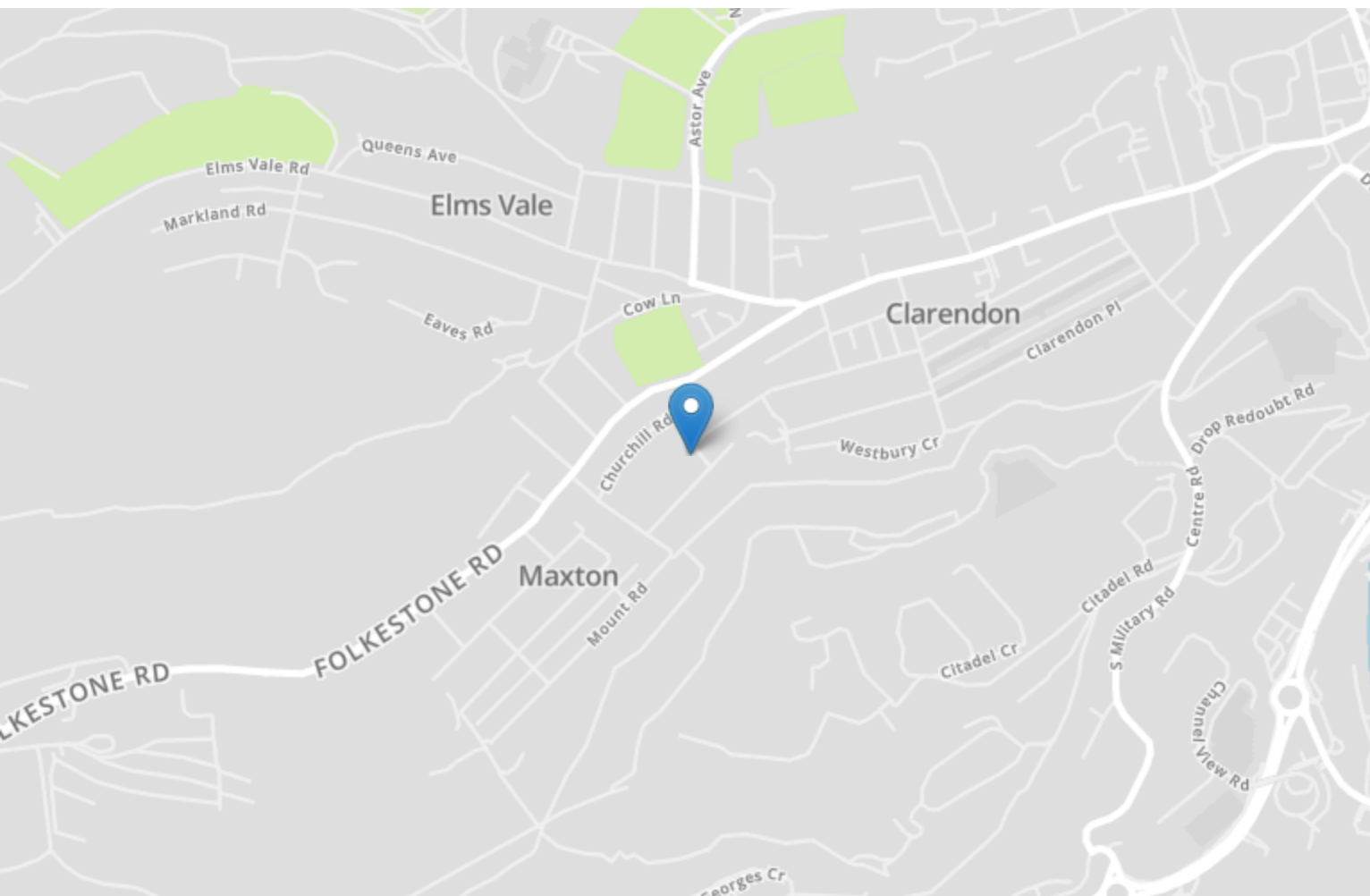


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## 6 Shakespeare Road

MAXTON, Dover  
CT17 9QN

**£375,000 FREEHOLD**

Beautiful Four Bed Detached House | Large Garage & Off Street Parking For Two Cars | Two Bathrooms | Sun Room | Cellar Storage Space With Lighting/Power | Burnap + Abel are delighted to offer onto the market this fabulous four bedroom detached family home located in the highly sought after Shakespeare Road, Maxton, Dover. The property has benefited from a wonderful loft conversion making this the ideal home for a family. The accommodation boasts a lounge, spacious kitchen, four double bedrooms and two bathrooms. Additional benefits include a large garage & off street parking for two cars, sunny rear garden, sun room, large cellar storage space, double glazing and gas central heating. Located in a popular area, this fantastic home is within easy reach of good schooling, the town centre and great transport links by road and train to Folkestone, Ashford and London. For your chance to view call sole agent Burnap + Abel on 01304 279107.



## Porch

## Entrance Hall

Carpeted floor, under stairs storage cupboard, built in cupboard, radiator, carpeted stairs to the first floor and doors leading to;

## Kitchen

3.36m x 3.43m (11' x 11'3"). Spacious kitchen with a mix of wall and base units, space for fridge freezer, washing machine/dishwasher and an integrated oven/hob. Radiator and double aspect double glazed windows.

## Lounge/Diner

3.43m x 5.23m (11'3" x 17'2"). Carpeted floor, radiator, double glazed window and doors to the sun room.

## Sun Room

3.62m x 4.17m (11'11" x 13'8"). A generous size sun room with space for a table and chairs, lighting and power.

## Bedroom

3.48m x 4.21m (11'5" x 13'10"). Double bedroom with exposed floor boards, radiator and double glazed windows.

## Bedroom

3.30m x 4.19m (10'10" x 13'9"). Double bedroom with carpeted floor, radiator and double glazed window.

## Shower Room

2.36m x 1.80m (7'9" x 5'11"). Shower, low level W.C., wash hand basin, heated towel rail and frosted double glazed window.

## First Floor Landing

Carpeted stairs, carpeted landing, large double glazed window and doors leading to;

## Bedroom

4.76m x 4.17m (15'7" x 13'8"). Large double bedroom with carpeted floor, radiator and double glazed window.

## Bedroom

4.76m x 3.39m (15'7" x 11'1"). Double bedroom with carpeted floor, radiator and double glazed window.

## Bathroom

2.10m x 3.31m (6'10" x 10'10"). A stunning bathroom with porcelain tiled flooring, venetian plastered walls, freestanding bath, separate walk in shower, wash hand basin, low level W.C., radiator and frosted double glazed window.

## Garden

A generous size sunny rear garden with lawn and artificial grass areas. Side access and access to the cellar and garage.

## Store

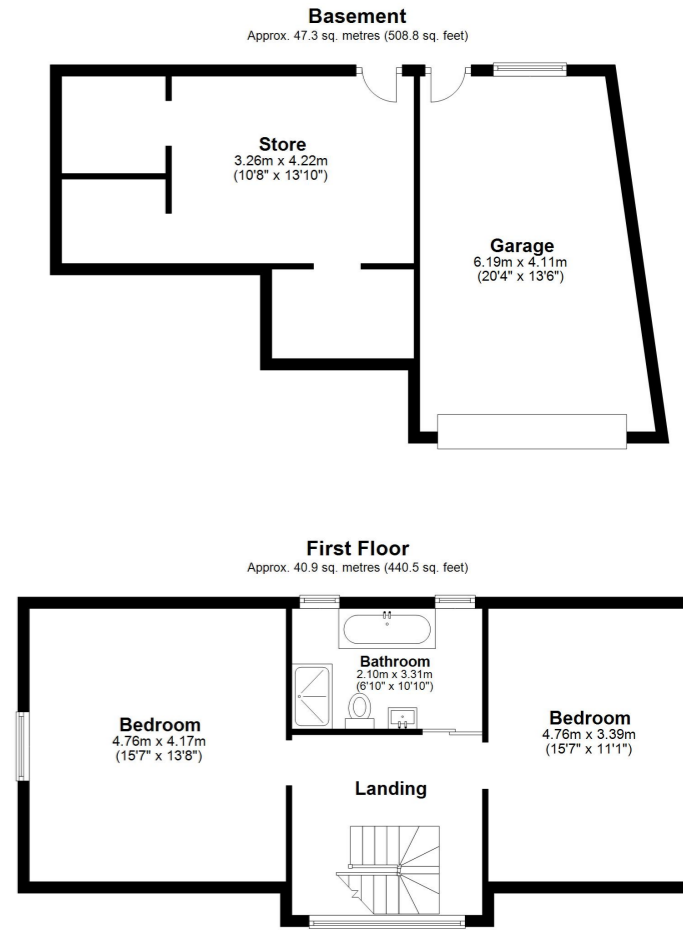
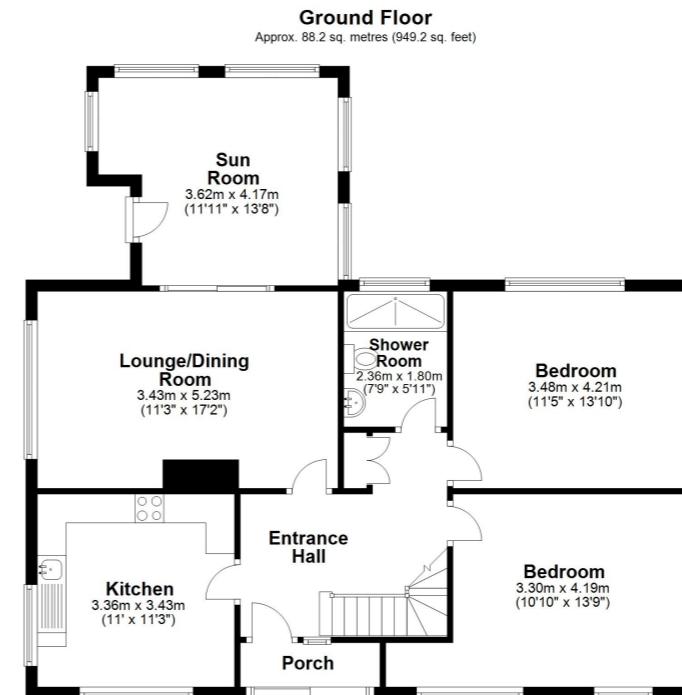
3.26m x 4.22m (10'8" x 13'10"). A vast cellar storage area with lighting/power, laundry space and wall mounted boiler.

## Garage & Off Street Garden

6.19m x 4.11m (20'4" x 13'6"). Large garage with an electric garage door and lighting/power. Off street parking for two cars.

## Area Information

Shakespeare Road is located in an area of the historic seaside town of Dover known as Maxton. Dover's high speed rail link into St Pancras, London is in close proximity (approximately a 15 minute walk to Dover Priory Train Station), meaning it is great for commuters who work in the city. The area has excellent schools as well as the high street being just a short drive away. For those who enjoy the outdoors, the areas of outstanding natural beauty with the Downs as well as the famous white cliffs country is just an outing away.



Total area: approx. 176.4 sq. metres (1898.5 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.

