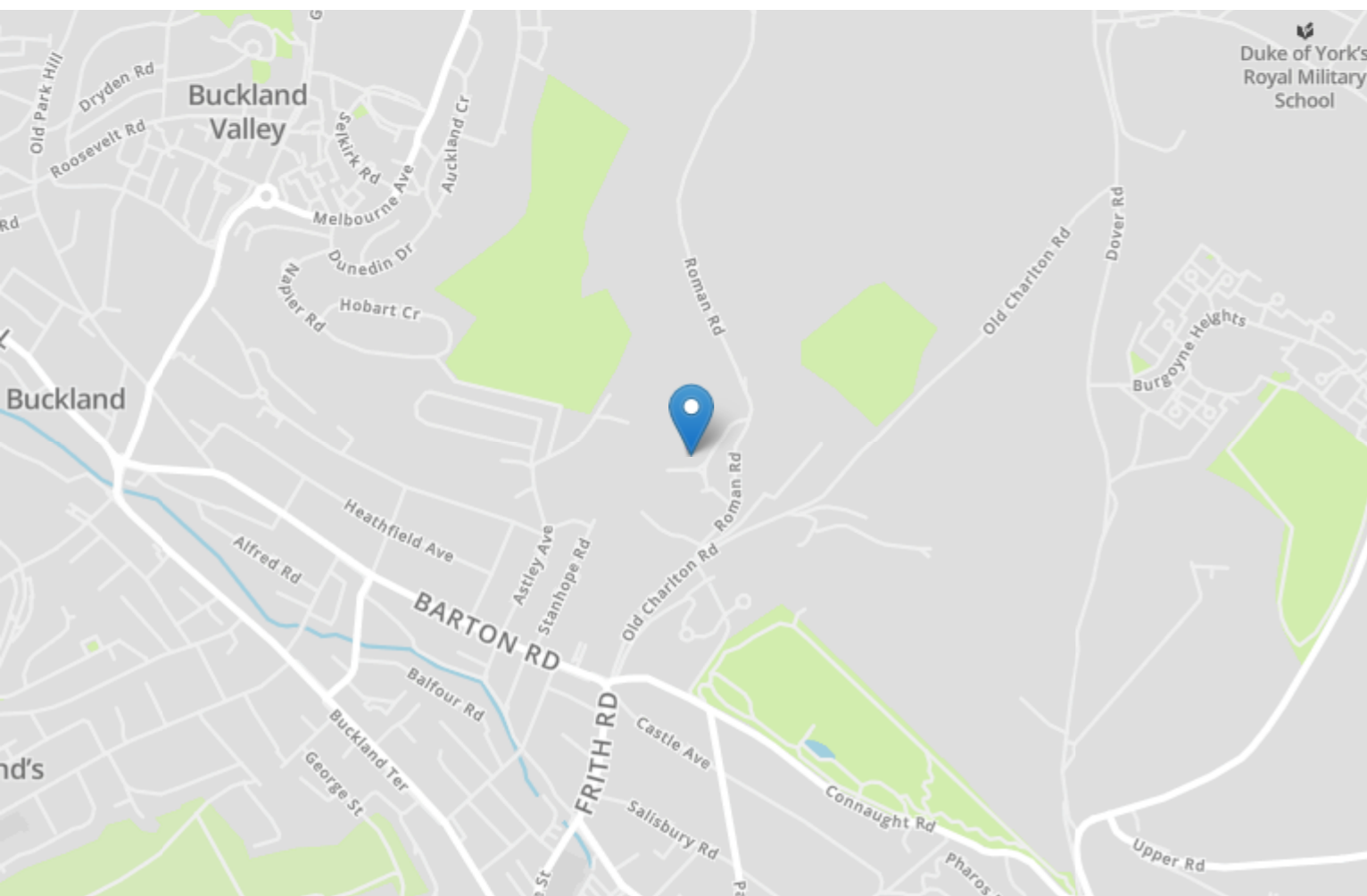


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



39 Danes Court

Dover
CT16 2QF

£400,000 FREEHOLD

Draft Details...Offers Over £400,000 | Four Bedroom Detached Bungalow | Double Garage & Off Street Parking for up to four vehicles| Two Toilets | Potential To Extend (Subject to Obtaining Planning Permission) Burnap + Abel are delighted to offer onto the market this fabulous four bedroom detached bungalow located in the highly sought after Danes Court, Dover. The property would be ideal for a growing family and the accommodation boasts a spacious lounge, open plan kitchen/diner, four bedrooms and a family bathroom. Additional benefits include a double garage with off street parking for two/three cars, two toilets, private wrap around rear garden, double glazing and gas central heating. Danes Court is seen as one of the best areas to be in the historic seaside town of Dover. The elevated views from this fabulous location are stunning and the walks into the hills will be perfect for anyone who loves the great outdoors. There has been plenty of investment that has gone into the area in recent years and with the excellent schools, shopping complex, cruise terminal and high speed rail link into St Pancras, London. For your chance to view call sole agent Burnap + Abel on 01304 279107



Porch

Entrance Hall

Carpeted floor, radiators, airing cupboard and doors leading to;

Lounge

19' 4" x 18' 1" (5.89m x 5.51m) A large light and airy lounge with carpeted floor, fire place, radiator, double glazed window and doors to the garden.

Kitchen/Dining Room

23' 10" x 12' 0" (7.26m x 3.66m) A spacious open plan kitchen/dining room - Ideal when entertaining! The kitchen has a mix of wall and base units, space for washing machine and dishwasher, integrated oven, hob and microwave. The dining area has carpeted floor, space for table and chairs, radiators, cupboard space, double glazed window and door to the garden.

Bedroom One

15' 1" x 11' 6" (4.60m x 3.51m) Double bedroom with carpeted floor, built in wardrobes, radiator and double glazed window.

Bedroom Two

11' 6" x 9' 0" (3.51m x 2.74m) Double bedroom with carpeted floor, radiator and double glazed window.

Bedroom Three

10' 9" x 9' 4" (3.28m x 2.84m) Carpeted floor, built in wardrobes, radiator and double glazed windows.

Bedroom Four

8' 1" x 7' 10" (2.46m x 2.39m) A generous size fourth bedroom with carpeted floor, built in wardrobe, radiator and double glazed window.

Bathroom

7' 11" x 6' 6" (2.41m x 1.98m) Bath, separate shower, wash hand basin, low level W.C., heated towel rail and frosted double glazed window.

W.C.

Low level W.C., wash hand basin, radiator and double glazed window.

Garden

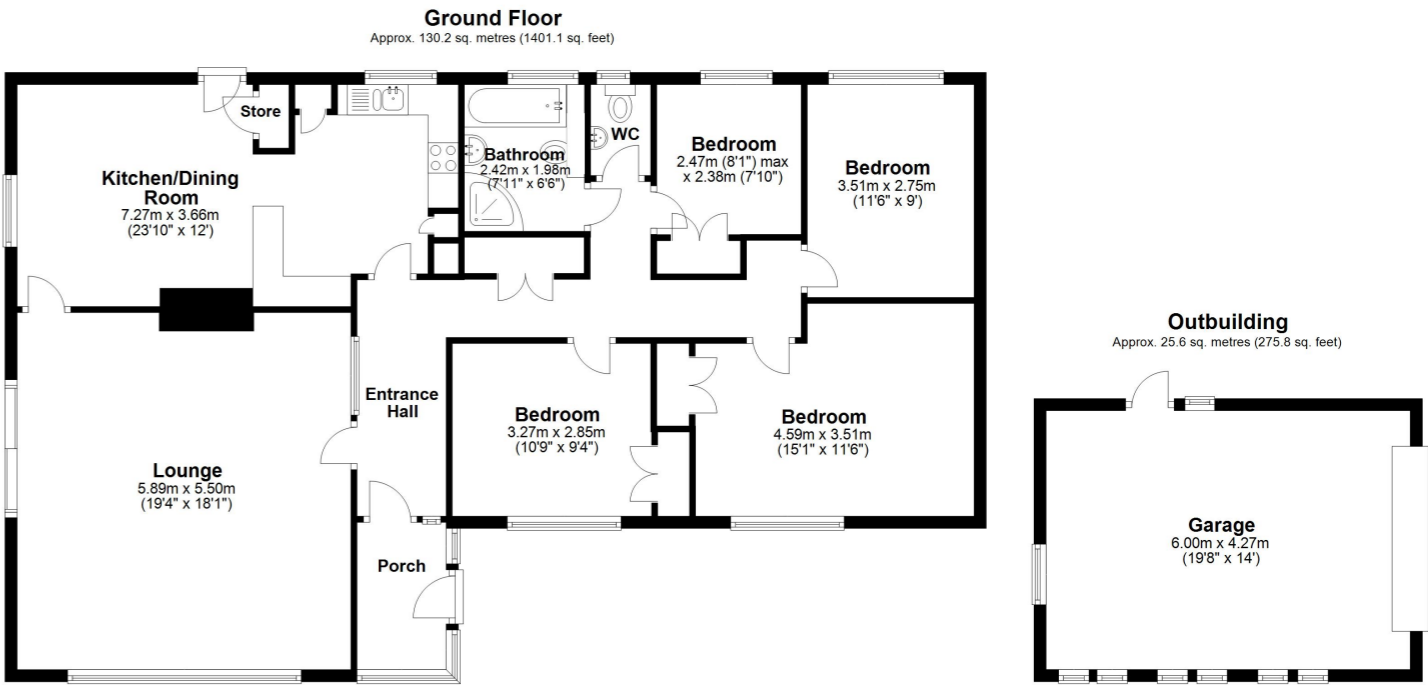
A fabulous private wrap around rear garden with paved and lawn areas. Ideal outside space to sit back and relax on those warm Summer evenings and weekends with family and friends.

Garage & Off Street Parking

19' 8" x 14' 0" (5.99m x 4.27m) A large double garage and off street parking for two/three cars.

Area Information

Located within the exclusive and highly sought after Danes Court, with outstanding views, The Danes Recreational Grounds, Connaught Park and Dover Castle, are only a few minutes' walk away and the property is also within close proximity of many of the local schools such as: both the Girls' and Boys' Dover Grammar Schools, Dover College, The Duke of York's Royal Military School and St. Edmund's Roman Catholic School, to name a few.



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.

