

## 75 Eaves Road

ELMS VALE, Dover  
CT17 9LU

**£300,000 FREEHOLD**

Draft Details...FOR SALE THROUGH BURNAP + ABEL...Price Range £300,000 - £325,000 | A Wonderful Three-Bedroom Semi-Detached Family Home Situated in the highly sought-after location of Eaves Road in Elms Vale, Dover, this superb three-bedroom semi-detached home offers an excellent blend of space, comfort, and convenience - making it an ideal purchase for first-time buyers and growing families alike. The well-presented accommodation comprises a welcoming lounge, a separate dining room - perfect for family meals and entertaining - and a fitted kitchen with ample storage. To the first floor, the property boasts three well-proportioned bedrooms and a family bathroom. Externally, the home truly excels, featuring a large, sunny rear garden - ideal for outdoor dining, children's play, or simply relaxing during the warmer months. To the front, there is off-road parking for two to three vehicles, along with the added benefit of a garage located en bloc. Further benefits include double glazing throughout and gas central heating, powered by a modern boiler which was serviced in January 2026, providing peace of mind for the next owner. The property also benefits from owned solar panels (not leased), offering improved energy efficiency and potential cost savings. Conveniently positioned within close proximity to a range of well-regarded schools and local shops, the property is perfectly suited to modern family living. With its desirable location and generous accommodation, this is a fantastic opportunity not to be missed. Call Burnap + Abel on 01304 279107 to arrange a viewing.



### Lounge

13' 10" x 12' 0" (4.22m x 3.66m)

### Dining Room

12' 5" x 10' 11" (3.78m x 3.33m)

### Kitchen

9' 3" x 6' 6" (2.82m x 1.98m)

### Bedroom One

14' 1" x 11' 0" (4.29m x 3.35m)

### Bedroom Two

12' 5" x 11' 1" (3.78m x 3.38m)

### Bedroom Three

7' 6" x 6' 6" (2.29m x 1.98m)

### Bathroom

6' 5" x 6' 2" (1.96m x 1.88m)

### Garden

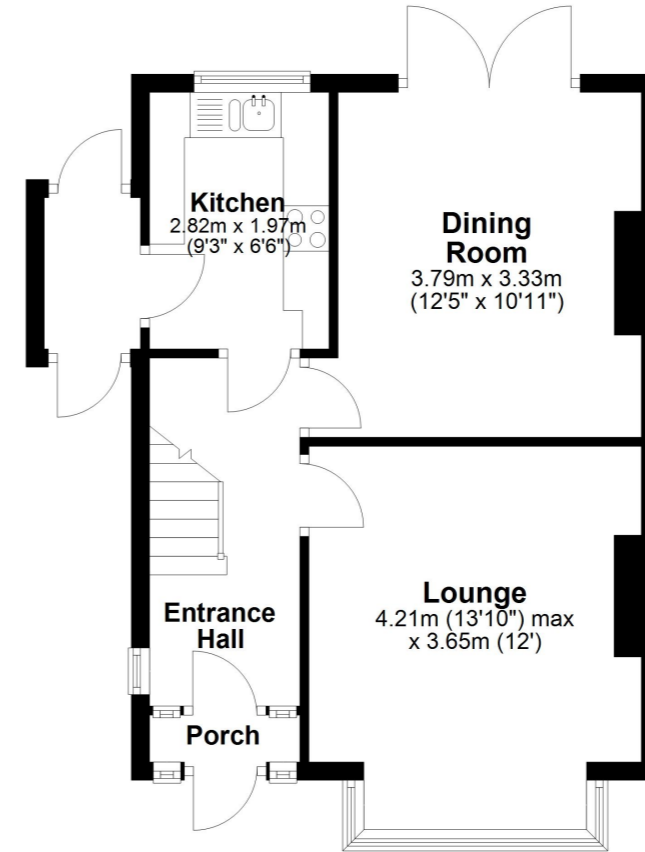
### Garage & Off Street Parking

### Area Information

Elms Vale is within easy reach of Dover Town Centre with its range of amenities including shopping, educational and recreational facilities together with the Docks and seafront offering regular ferry crossings to The Continent and within easy access of the St James' Retail Park. The property is on the main bus route and there is a popular school and park nearby together with several of primary and secondary schools are dotted around the town. The nearby A2 dual carriageway offers a fast connection to the Cathedral City of Canterbury. Dover Priory mainline railway station offers excellent fast speed connections to the capital.

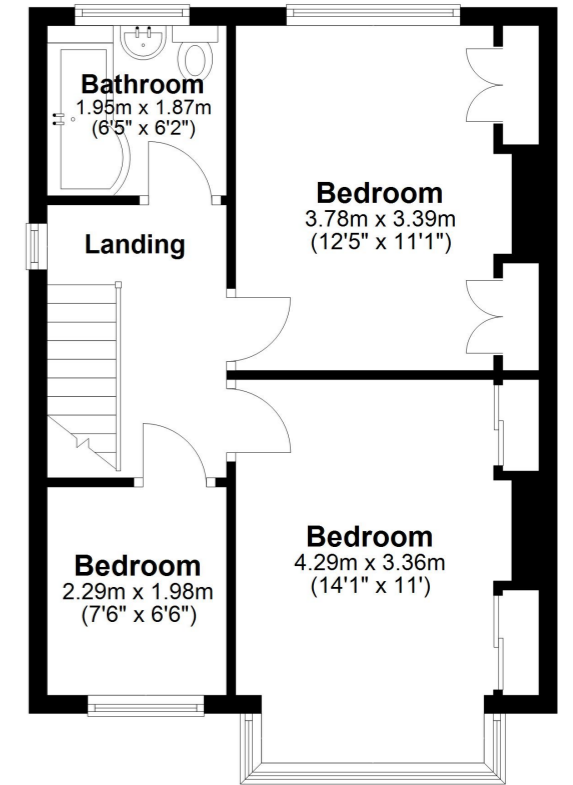
### Ground Floor

Approx. 43.5 sq. metres (468.1 sq. feet)



### First Floor

Approx. 41.5 sq. metres (447.2 sq. feet)



Total area: approx. 85.0 sq. metres (915.3 sq. feet)

