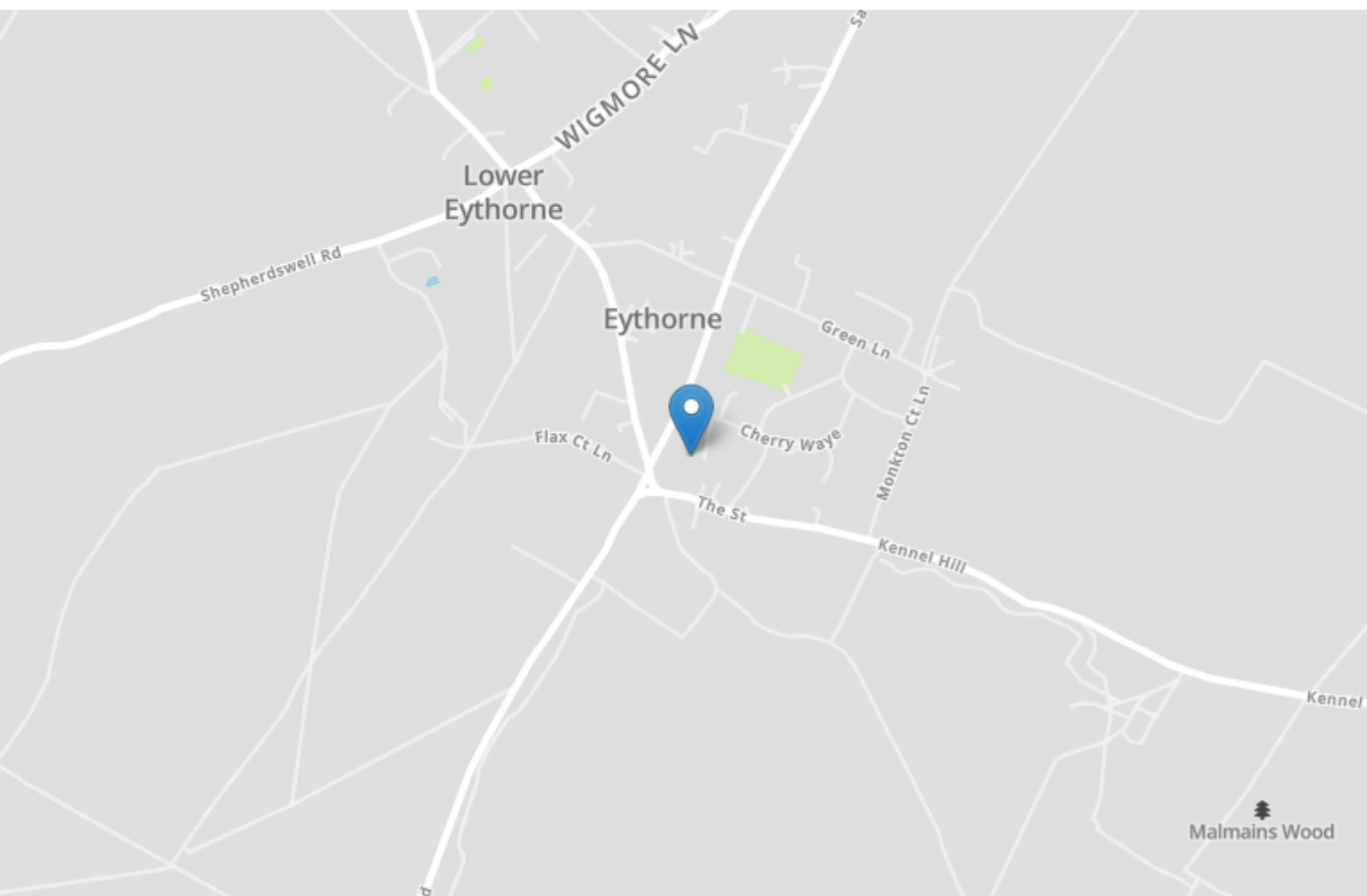


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



11 Beech Green Close

EYTHORNE, Dover
CT15 4BZ

£300,000 FREEHOLD

Draft Details...PRICE RANGE £300,000 - £320,000 | Chain Free | Large Garage & Driveway For Multiple Vehicles | Ideal Home For Growing Family | In Need Of Modernisation | Burnap + Abel are delighted to offer onto the market this fabulously extended five bedroom semi detached house located in the highly sought after Beech Green Close, Eythorne. The property is in need of modernisation making this the ideal property for those buyers looking to put their own stamp on this fantastic family home. The accommodation boasts a lounge, spacious kitchen/dining room, five bedrooms and a family bathroom. Additional benefits include a large garage, driveway for multiple vehicles, private rear garden with outhouse, utility room, en suite, double glazing, gas central heating and NO ONWARD CHAIN! The semi-rural village of Eythorne is just so convenient for access to both the historic seaside town of Dover as well as the Cathedral City of Canterbury. For families there is a park around the corner for the children to go and play, great woodland walks for the adults in and around the village as well as a vintage railway station. For your chance to view call sole agent Burnap + Abel on 01304 279107.



Porch

Entrance Hall

Parquet flooring, radiator, internal door to garage, carpeted stairs to the first floor and doors leading;

Lounge

15' 0" x 10' 10" (4.57m x 3.30m) Carpeted floor, radiator and double glazed window.

Kitchen/Dining Room

14' 11" x 13' 3" (4.55m x 4.04m) Spacious kitchen with a mix of wall and base units, space for cooker, integrated dishwasher and fridge. Space for a table and chairs, two under stair storage cupboards, radiator and double glazed window.

Utility

7' 3" x 6' 6" (2.21m x 1.98m) Space for fridge freezer, integrated washing machine and tumble dryer. Double glazed window.

First Floor Landing

Carpeted stairs, carpeted landing, radiator, loft hatch (loft has a ladder, lighting/power and boiler) and doors leading to;

Bedroom One

12' 0" x 10' 11" (3.66m x 3.33m) Double bedroom with carpeted floor, radiator and double glazed window.

En Suite

Low level W.C., shower and wash hand basin.

Bedroom Two

10' 10" x 10' 6" (3.30m x 3.20m) Double bedroom with carpeted floor, radiator and double glazed window.

Bedroom Three

10' 7" x 10' 0" (3.23m x 3.05m) Double bedroom with carpeted floor, radiator and double glazed window.

Bedroom Four

10' 1" x 8' 8" (3.07m x 2.64m) Double bedroom with carpeted floor, radiator and double glazed window.

Bedroom Five

10' 1" x 5' 10" (3.07m x 1.78m) A generous size fifth bedroom with carpeted floor, radiator and double glazed window.

Bathroom

7' 3" x 6' 1" (2.21m x 1.85m) Bath, separate shower, low level W.C., wash hand basin, radiator and frosted double glazed window.

Garden

A private rear garden with paved and lawn area. Storage room with power and an insulated outhouse with lighting and power that the vendor previously used as an office

Garage & Off Street Parking

21' 2" x 7' 5" (6.45m x 2.26m) A large garage with electric garage door, lighting/power. The property has a driveway which has parking for approximately five/six cars. Also large enough for a motorhome.

Area Information

Eythorne is a small rural village which is 7 miles from Dover connecting you to the port and 13 miles from the cultural city of Canterbury with great access to the A2, M2 and M20. Eythorne is neighboured by Coldred which has 'Kent's best kept village' status and Shepherdswell which has the nearest main line train station connecting through Canterbury to pick up the high-speed service to London St Pancras or has direct routes to London Victoria. Eythorne has a village convenience store with post office which has a good selection of produce, The Crown Inn pub which serves food, Eythorne Elvington Community Primary School and two churches. For families there is a park around the corner for the children to go and play, great woodland walks in and around the village as well as a vintage railway station. The historical town of Sandwich is only 7 miles away and has a cinque port, pubs & restaurants, secondary and grammar schools, boutique shops and has a train station.

