
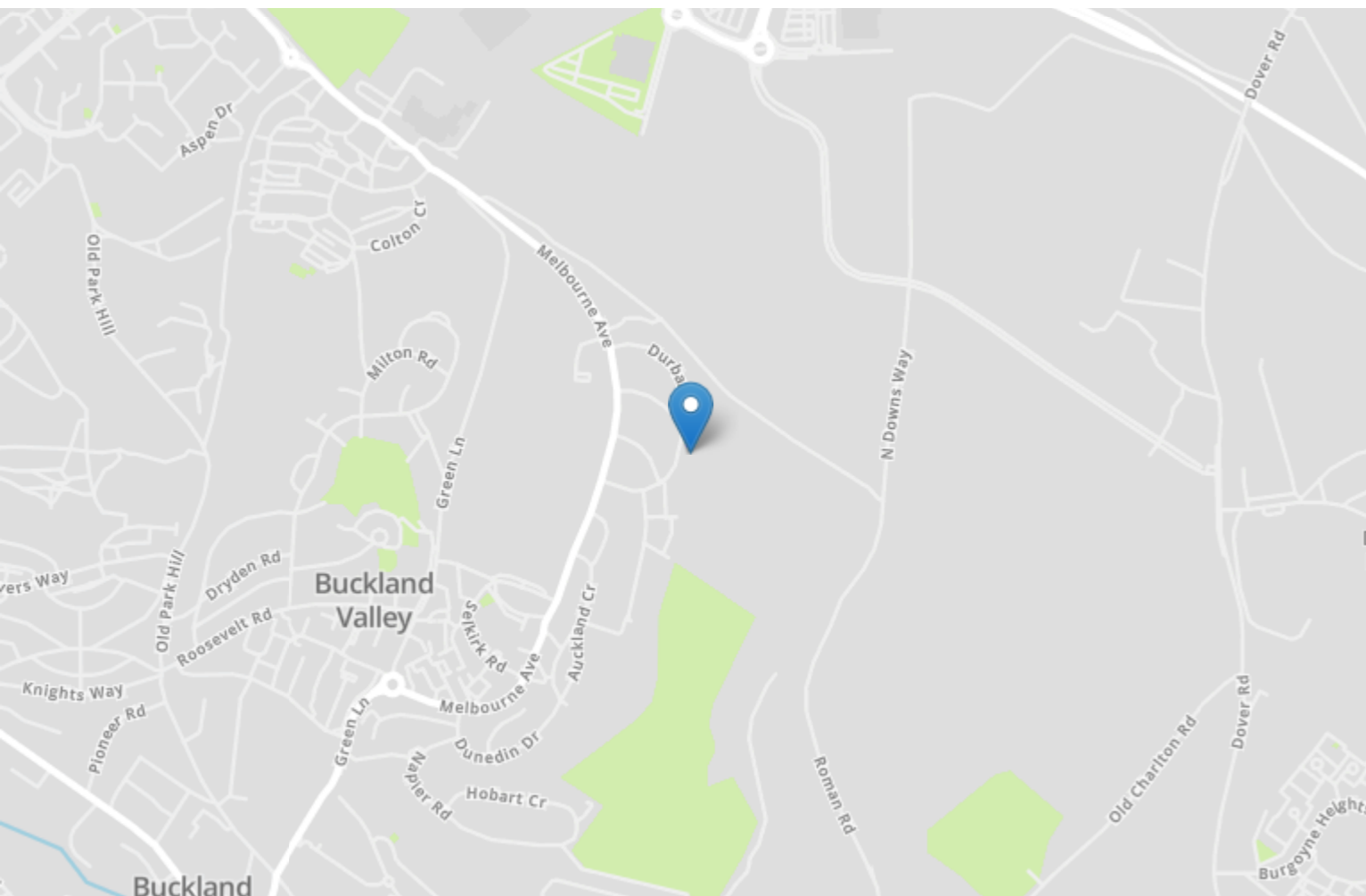


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	83
(69-80)	C	
(55-68)	D	72
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



24 Durban Crescent

Dover
CT16 2JL

£350,000 FREEHOLD

Draft Details... Stunning Extended 4 Bedroom Semi-Detached House | Off Road Parking for 2 Vehicles | Sunny Front & Rear Gardens | Downstairs W.C. | Study | Balcony | Double Glazed & Gas Central Heated | Burnap + Abel are delighted to offer onto the market this fantastic 4 bedroom semi-detached family home located in the popular residential Durban Crescent, Dover. In our opinion the property is in excellent condition throughout and accommodation boasts a spacious lounge/dining room, large kitchen, study, downstairs W.C., four bedrooms and upstairs family bathroom. Additional benefits include sunny front and rear gardens, off road parking for 2 cars, spacious porch, outdoor terrace off of the main bedroom, double glazing and gas central heating. Durban Crescent is a quiet residential road located within close proximity of a number of schools and shops. You can also find easy access to local bus routes providing access to Dover town centre and surrounding towns and villages. For your chance to view please call sole agents Burnap + Abel now on 01304 279107.



Porch

A good sized porch with Indian sandstone flooring, double glazed windows and door leading into;

Lounge/Dining Room

21' 3" x 11' 0" (6.48m x 3.35m) Spacious and well presented lounge/dining area - Ideal for entertaining. Lounge with log burner, Indian sandstone flooring, double glazed window and two vertical radiators.

Dining Area

21' 3" x 7' 8" (6.48m x 2.34m) The dining area has space for a table and chairs, bi-folding doors, under stair storage cupboard, vertical radiator and Indian sandstone flooring.

Kitchen

15' 3" x 11' 7" (4.65m x 3.53m) Large kitchen with a mix of wall and base units, integrated cookers (x2), microwave ovens (x2), extractor hood, washing machine, dishwasher and tumble dryer. Within the kitchen there is also space for an American style fridge/freezer and wine fridge. Central to the kitchen is an island which houses the hob and offers additional worktop and storage space. Finished with Indian sandstone flooring, double glazed window and bi-folding doors leading to the garden.

W.C.

A generously sized downstairs W.C. with potential to add a shower cubical. Fitted with a low level W.C., hand wash basin and finished with tiled flooring and walls.

Study

11' 7" x 6' 6" (3.53m x 1.98m) Currently being used as a gym but this room has a variety of options as it could be used as a handy study area or 5th bedroom. Fitted with double glazed window, radiator and Indian sandstone flooring.

Landing

An exposed hardwood staircase leading up to a bright landing area and finished with hardwood flooring. Double glazed window, radiator, storage cupboard and loft access. Doors leading to;

Bedroom One

15' 9" x 11' 5" (4.80m x 3.48m) Large double bedroom with carpeted floor, two double glazed Velux windows, radiator and external doors leading to the balcony.

Balcony

Sunny outside terraced area with with glass banisters and artificial grass flooring. Steps leading to garden.

Bedroom Two

13' 3" x 9' 0" (4.04m x 2.74m) Another good sized double bedroom fitted with hardwood flooring, double glazed window and radiator.

Bedroom Three

11' 11" x 9' 11" (3.63m x 3.02m) Double bedroom with storage cupboard, hardwood flooring, double glazed window and radiator.

Bedroom Four

11' 1" x 6' 6" (3.38m x 1.98m) Currently used as an office but suitable as a single bedroom. Fitted with hardwood flooring, double glazed window and radiator.

Bathroom

11' 1" x 6' 6" (3.38m x 1.98m) Family bathroom with bath, walk-in shower cubical, his & hers sinks, low level W.C., storage unit, heated towel rail, double glazed frosted window and tiled flooring.

Front Garden & Parking

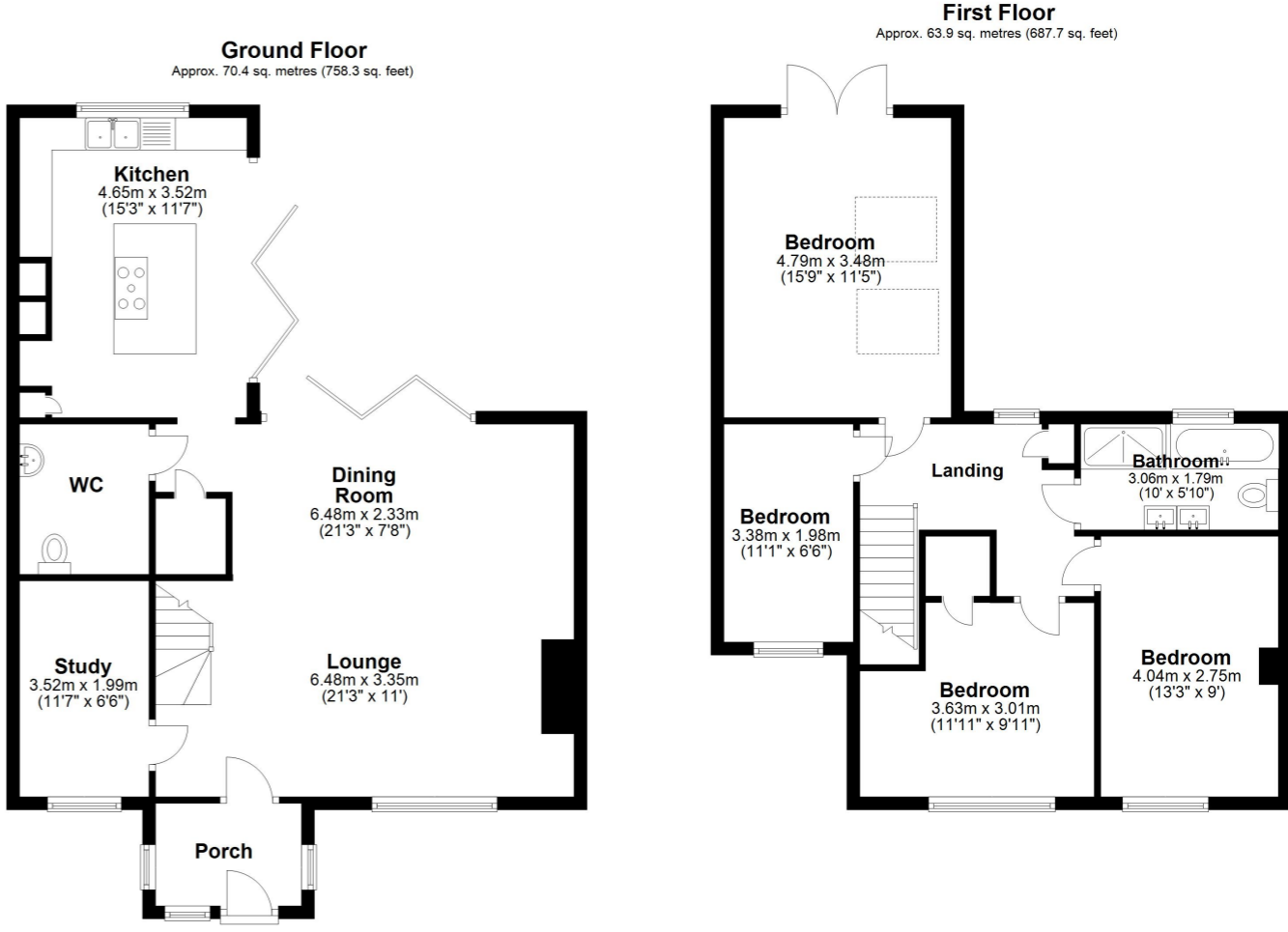
A landscaped front garden with paved patio area and allocated parking for two vehicles.

Rear Garden

A sunny tiered private rear garden with patio area, staircase leading to a spacious lawn garden and a large shed at the far boundary fitted with lighting and power.

Area Information

Durban Crescent is found in the historic seaside town of Dover in the locally known Melbourne area. The immediate area has a parade of shops as well as lovely walks into the hills and both primary and secondary schools. The town itself has seen massive investment in recent years with the St. James shopping complex, high speed rail link into St Pancras, London and the soon to be extension to Dover marina with much more to come.



Total area: approx. 134.3 sq. metres (1446.0 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.

