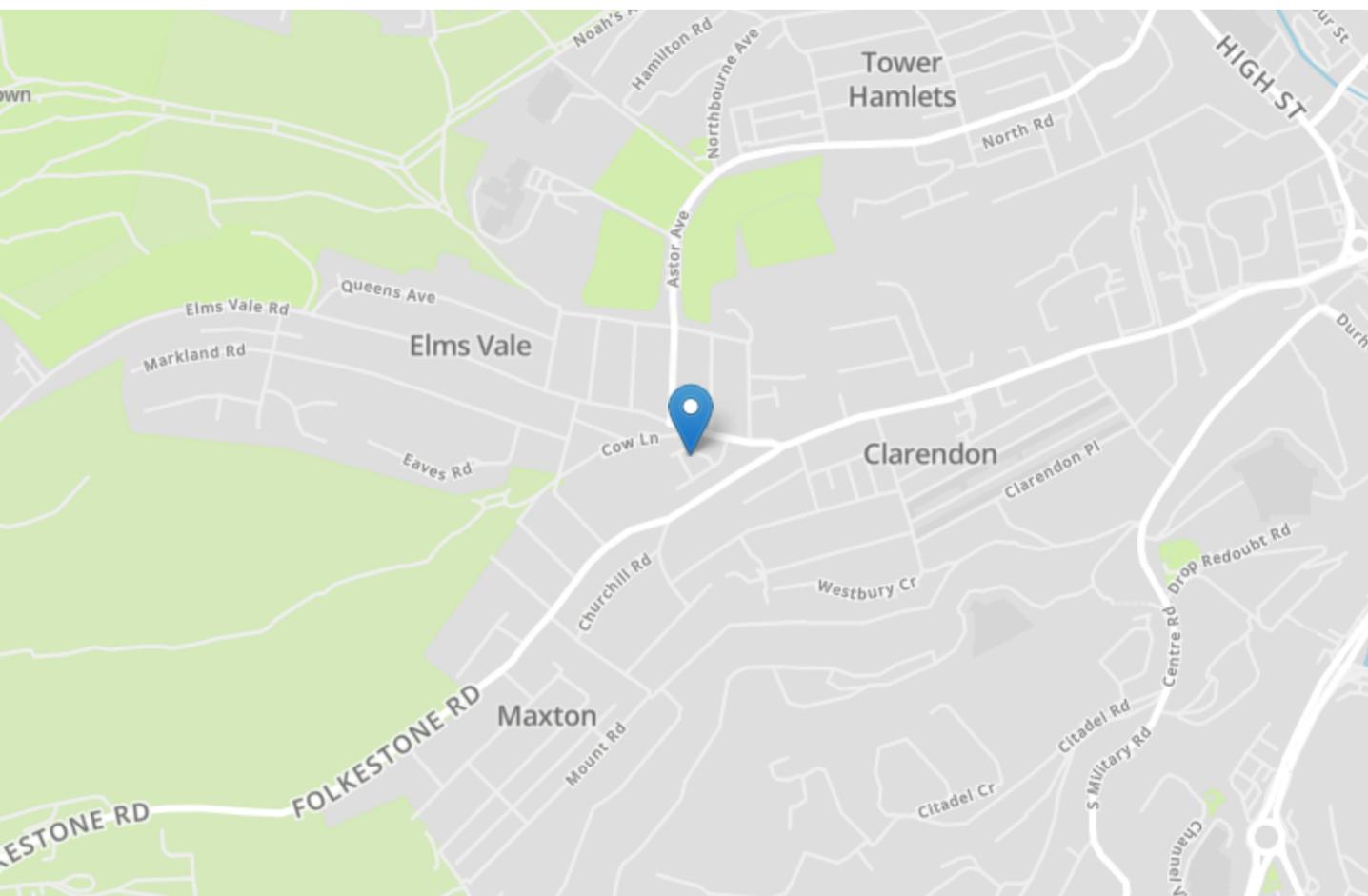


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
	74	83
England, Scotland & Wales	EU Directive 2002/91/EC 	



1 Oakvale Close

ELMS VALE, Dover
CT17 9PZ

£450,000 FREEHOLD

Draft Details...FOR SALE THROUGH BURNAP + ABEL | An exceptional and generously proportioned five-bedroom detached home, having undergone a comprehensive programme of refurbishment by the current owners, including an impressive two-storey extension. In our opinion, the property has been finished to exacting standards throughout, thoughtfully designed to create beautifully balanced and versatile living accommodation. It is ideally situated within a quiet cul-de-sac in the highly sought-after area of Elms Vale. This rarely available home comprises a welcoming entrance hall, cloakroom, spacious lounge, and a separate dining room. The heart of the home is undoubtedly the vast, state-of-the-art fitted kitchen/breakfast room, offering an outstanding space for entertaining and modern family living. Off the kitchen is a practical utility room, and adjoining the kitchen is a conservatory that has been carefully designed to perfectly complement the property - a space sure to be admired and enjoyed by all who visit. Upstairs, a central staircase leads to a spacious first-floor landing, serving five double bedrooms. The principal bedroom enjoys the luxury of a well-appointed en-suite shower room, while the remaining bedrooms are served by a quality family bathroom suite. Of particular note is the wonderful low-maintenance rear garden, beautifully framed by a variety of mature plant beds and exuberantly planted borders, along with a large patio seating area ideal for outdoor entertaining. To the front of the property, there is parking for numerous vehicles. For your chance to view call Burnap + Abel on 01304 279107.



Entrance Hall

W.C.

Lounge

19' 9" x 12' 3" (6.02m x 3.73m)

Dining Room

10' 8" x 10' 2" (3.25m x 3.10m)

Kitchen/Breakfast Room

19' 9" x 14' 9" (6.02m x 4.50m)

Utility

10' 4" x 5' 10" (3.15m x 1.78m)

Conservatory

12' 11" x 9' 9" (3.94m x 2.97m)

Bedroom One

15' 10" x 10' 4" (4.83m x 3.15m)

En Suite

Bedroom Two

12' 2" x 11' 9" (3.71m x 3.58m)

Bedroom Three

10' 7" x 10' 5" (3.23m x 3.17m)

Bedroom Four

10' 7" x 10' 2" (3.23m x 3.10m)

Bedroom Five

8' 8" x 8' 3" (2.64m x 2.51m)

Bathroom

7' 9" x 5' 5" (2.36m x 1.65m)

Garden

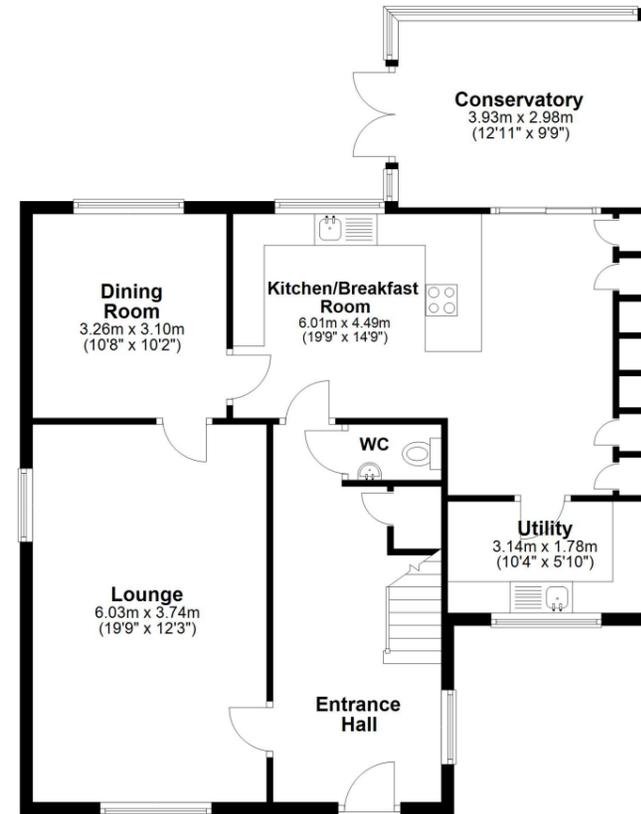
Off Street Parking

Area Information

Elms Vale is located within walking distance to the town centre and seafront along with the new St James retail and leisure development. The perfect location to bring up a young family with highly regarded primary, secondary and grammar schools nearby. There are some delightful open green space within a very short walk of the property including the substantial Elms Vale recreation ground. For anyone looking to commute into London you will be within a short walk of Dover Priory railway station which provides direct access to the high speed rail link into St Pancras.

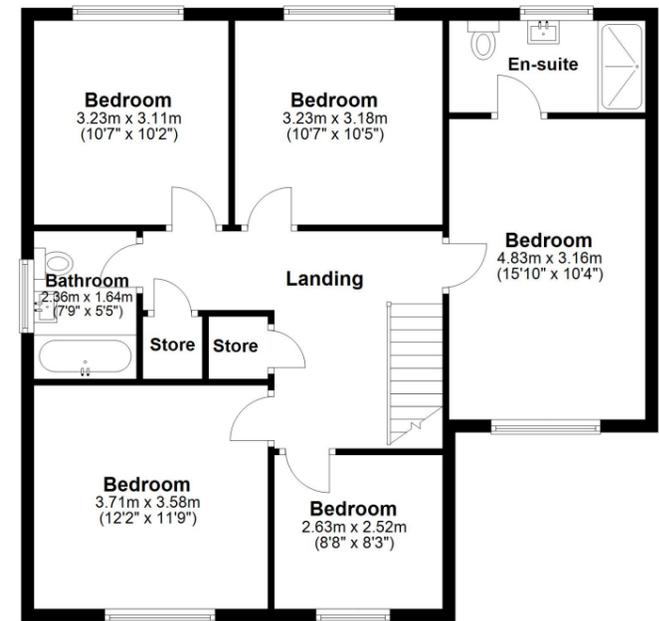
Ground Floor

Approx. 94.1 sq. metres (1012.5 sq. feet)



First Floor

Approx. 81.4 sq. metres (876.6 sq. feet)



Total area: approx. 175.5 sq. metres (1889.0 sq. feet)

