



### 23 Dengrove Park, Shalloak Road, Broad Oak, CT2 0PY



Discover this impressive 42ft x 20ft, three-bedroom luxury static park home nestled within a full residential site at Dengrove Park, conveniently located en route to Canterbury City. Offered with no forward chain, this stunning residence boasts spacious, thoughtfully designed interiors filled with charming extra. Cash buyers only must be aged 50 and over. This home provides a perfect blend of comfort and style.

We have been advised that the current site fees are just £248 per month, which includes two allocated parking spaces and all water bills. Council rates are classified under Band A.

Please note, there is no specified time in years with the park home agreement, and it is the responsibility of the vendor(s) to keep the home in excellent condition at all times. A fantastic opportunity to enjoy luxurious, low-maintenance living in a prime location—viewings are highly recommended!



**£189,995 Freehold**



### L Shaped Entrance Hall

Upright wall radiator, 2 storage cupboards, folding ladder to loft access, convenient full length roof storage area but restricted on height and width, boarded with light.

### Shower room /wc

Shower cubicle with mains shower unit, low level wc suite, vanity washbasin, heated towel rail, window blind, mirror.

### Lounge

14.5" x 9'8" approx (4.27m.1.52m x 2.95m approx)

Vaulted ceiling, window blinds, power points, TV point, large paneled recess for TV, upright wall radiator

### Inner Lobby / Utility area

Door to garden, dishwasher, washing machine, American fridge /freezer, power points

### Kitchen /Dining Room

19'3" x 9'4" max width (5.87m x 2.87m max width)

Newly fitted kitchen with soft close drawers and doors in base units and wall cupboards, ceramic sink unit with mixer taps,, Zanussi glass based gas hob, with luxury extractor unit, black glass splashback, Worcester combi boiler in cupboard with Hive, combi microwave, double integrated electric oven, larder cupboard, power points, tv point, upright wall radiator, window blinds, pair of double glazed doors to outside at front.

### Master Bedroom

9'10" x 9'4" (3m x 2.85m)

Open fitted wardrobe, dressing table in recess with shelving and drawers power points, radiator. folding door to En-Suite

### En -Suite Bathroom /wc

Low level wc suite, panelled bath with mixer taps, pedestal washbasin, shelf, cabinet. window blind.

### Bedroom 2

9'10" x 9'6" (3m x 2.91m)

Radiator, power points.

### Bedroom 3

9.8 x 4.8 (2.74m.2.44m x 1.22m.2.44m)

Electric heater, 2 windows, power socket. light

### External Areas

Surround garden with Astro turf, backing onto woodland to the rear with access gate, all year round Gazebo, external power sockets, trellis gate and fencing, shed, 2 allocated parking spaces opposite the front of the property.



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

### Note:

We have not tested the heating system, electrical appliances or the electric, gas and plumbing systems.

If travelling any distance to view this property it is advisable to check the availability and viewing times before hand. Wilbee & Son, as agents, cannot be held responsible for lost journey times and / or any expenses incurred.

These particulars are issued on the condition that any negotiations respecting the property are through Wilbee & Son. Every care is taken in giving particulars but should any error inadvertently occur or any property found to be previously withdrawn or disposed of, Wilbee & Son do not hold themselves responsible for any expenses or loss of time incurred. Neither the Vendor, nor the Partners or any employee of Wilbee & Son make or give any representation or warranty in relation to the property.

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