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**23 Dengrove Park Shalloak Road
Canterbury, CT2 0PY**

Working for you and with you



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Sited in 1994 this Omar 42' x 20' Park Home is located on Dengrove Park, approximately 2.6 miles from the Cathedral City of Canterbury. Recently refurbished and benefiting from both a bathroom and shower room, the generous accommodation comprises entrance hall, lounge, separate dining room, kitchen, a useful utility room, shower room and two double bedrooms; the main bedroom with an en-suite bathroom. A wrap around garden, storage shed and adjacent communal parking complete this home. This is a fully residential site which offers affordable tranquil living for the over 50's.

Dengrove Park is located in the village of Broad Oak with Maybrook Retail Park 1.1 miles offering a variety of retail outlets including an M&S Foodhall, The Range, Currys, Iceland and Lidl; Asda superstore is 1.7 miles. Canterbury West Railway Station is approximately 2.5 miles

A bus stop is located outside of the park with a service to Canterbury and Herne Bay.

£159,995



Entrance Hall

Upvc half glazed entrance door with Upvc double glazed windows to either side. Built in storage cupboard. Built in airing cupboard. Vertical radiator. Power points.

Lounge

19'03 x 9'05 (5.87m x 2.87m)
Two Upvc double glazed box bay windows to front and side aspect. Two Upvc double glazed windows to front. Vaulted ceiling. Two vertical radiators. Built in cupboards.

Dining Room

9'05 x 7'01 (2.87m x 2.16m)
Upvc double glazed french doors. Vertical radiator.

Kitchen

12 x 8'01 (3.66m x 2.46m)
Upvc double glazed window to side aspect. Range of wall and base units with inset stainless steel sink unit. Ample worktop surfaces. Space for cooker. Built in storage cupboard. Cupboard housing Central heating boiler (Under warranty until October 2023) Space for fridge/freezer. Vinyl flooring.

Utility Room

9'04 x 5'62 (2.84m x 1.52m)
Upvc double glazed door to garden. Range of wall cupboards and worktop surfaces. Space and plumbing for washing machine and dishwasher. Radiator. Vinyl flooring.

Bedroom 1

11'06 x 9'05 (3.51m x 2.87m)
Upvc double glazed box bay window to side aspect. Range of built in cupboards. Two built in wardrobes. Radiator.

En-Suite Bathroom

Upvc double glazed obscure window to side aspect. White suite comprising modern panel bath . Pedestal wash hand basin. Close coupled WC. Partially tiled walls. Chrome heated towel rail. Ceramic floor tiles.



Bedroom 2

9'4 x 8'01 (2.84m x 2.46m)
Upvc double glazed window to side aspect. Fitted wardrobe. Radiator.

Shower Room

5'1 x 4'02 (1.55m x 1.27m)
Upvc double glazed obscure window to side aspect.. Shower cubicle with mains operated rainwater shower head and separate hand held shower attachment. Pedestal wash hand basin. Close coupled WC. Partially tiled walls. Chrome heated towel rail. Ceramic floor tiles.

Garden & Parking

Wrap around garden mainly laid to lawn. Shed. Communal parking located opposite the park home.

Agent's Note

Pitch fee £544.95 per quarter and includes parking and water supply.

The windows were replaced in November 2018 warranties available. Combination boiler recently replaced and under warranty until October 2023

