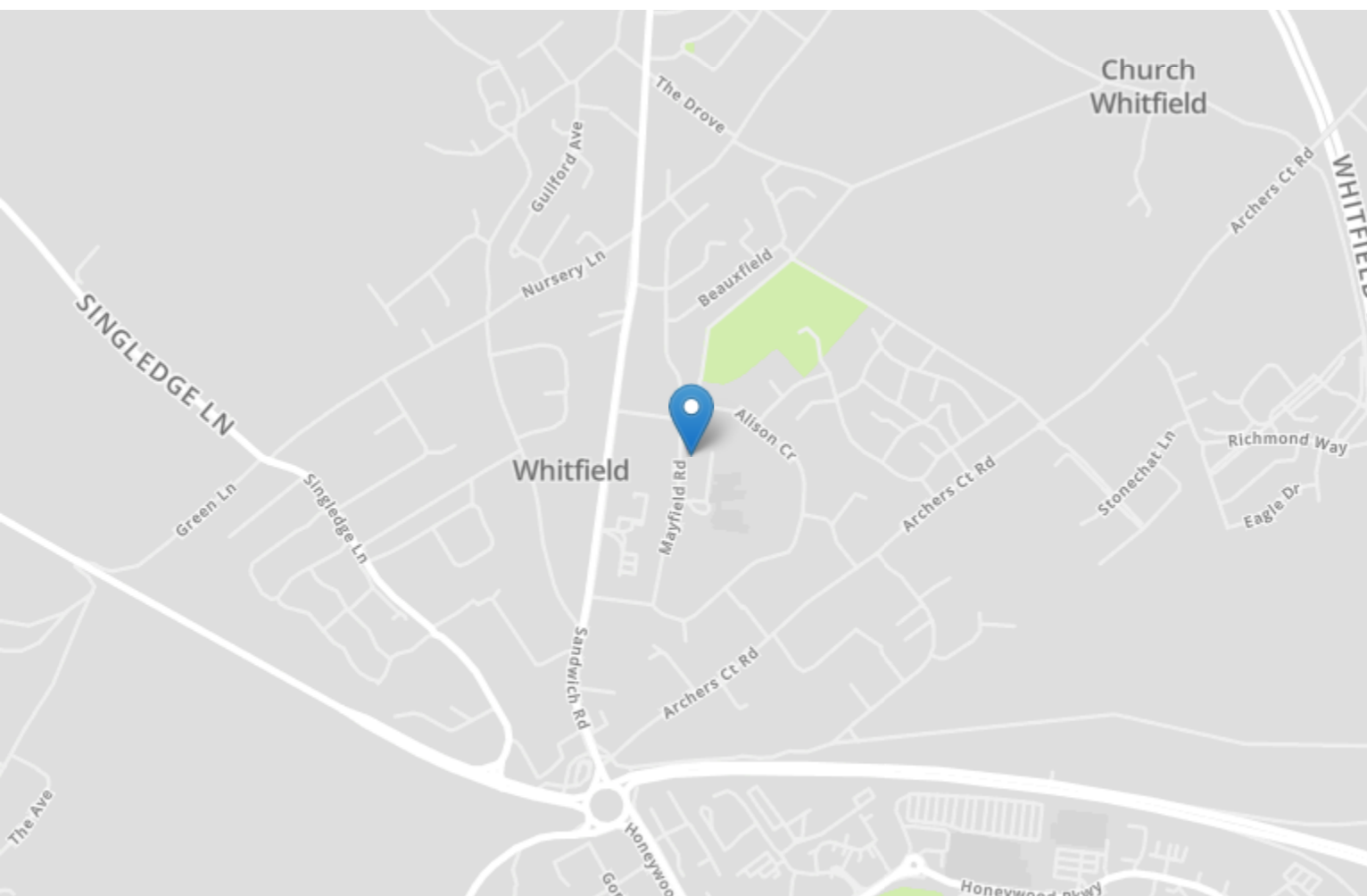


| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | 90 |
| (81-91) B | | |
| (69-80) C | 73 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |



43 Mayfield Road

WHITFIELD, Dover
CT16 3LL

£315,000 FREEHOLD

Draft Details...Offers Over £315,000 | Fabulous Two Bedroom Bungalow | Garage + Off Road Parking | Large Sunny Rear Garden | Two Double Bedrooms | Potential For Loft Conversion & Extension To The Rear (Similar To Neighbouring Properties & Subject To Obtaining All Relevant Planning) | Modern Boiler (Installed December 2023 | Full rewire & New Fuse Board (2023) | Burnap + Abel are delighted to offer onto the market this fantastic two bed semi detached bungalow located in the highly sought after Mayfield Road, Whitfield, Dover. The accommodation boasts a generous size lounge, kitchen, bathroom and two double bedrooms. Additional benefits include a garage + off road parking for two cars, large private rear garden, double glazing and gas central heating. Whitfield is a popular village conveniently situated for easy access to the coastal port of Dover with its Docks, seafront and regular crossings to the Continent and easy drive via the A2 main dual carriageway to the Cathedral City of Canterbury with its excellent range of shopping, educational and recreational facilities. Dover Priory mainline railway station offers excellent fast speed connections to London St Pancras International. For your chance to view call sole agent Burnap + Abel on 01304 279107.



Entrance Hall

Lounge

14' 5" x 11' 9" (4.39m x 3.58m) Spacious lounge with carpeted floor, double glazed window and radiator.

Kitchen

10' 6" x 6' 10" (3.20m x 2.08m) A mix of wall and base units, space for washing machine and fridge freezer, integrated oven/hob, radiator, double glazed window and door to the garden.

Bedroom One

12' 6" x 8' 7" (3.81m x 2.62m) Double bedroom with carpeted floor, built in wardrobes, radiator and double glazed window.

Bedroom Two

10' 1" x 8' 6" (3.07m x 2.59m) Double bedroom with carpeted floor, radiator and double glazed window.

Bathroom

6' 2" x 4' 7" (1.88m x 1.40m) Bath with overhead shower, low level W.C., wash hand basin, heated towel rail and a frosted double glazed window.

Garden

A large sunny rear garden with paved and lawn areas. Potential for an extension to the side and rear of the bungalow (subject to obtaining relevant planning). Side access.

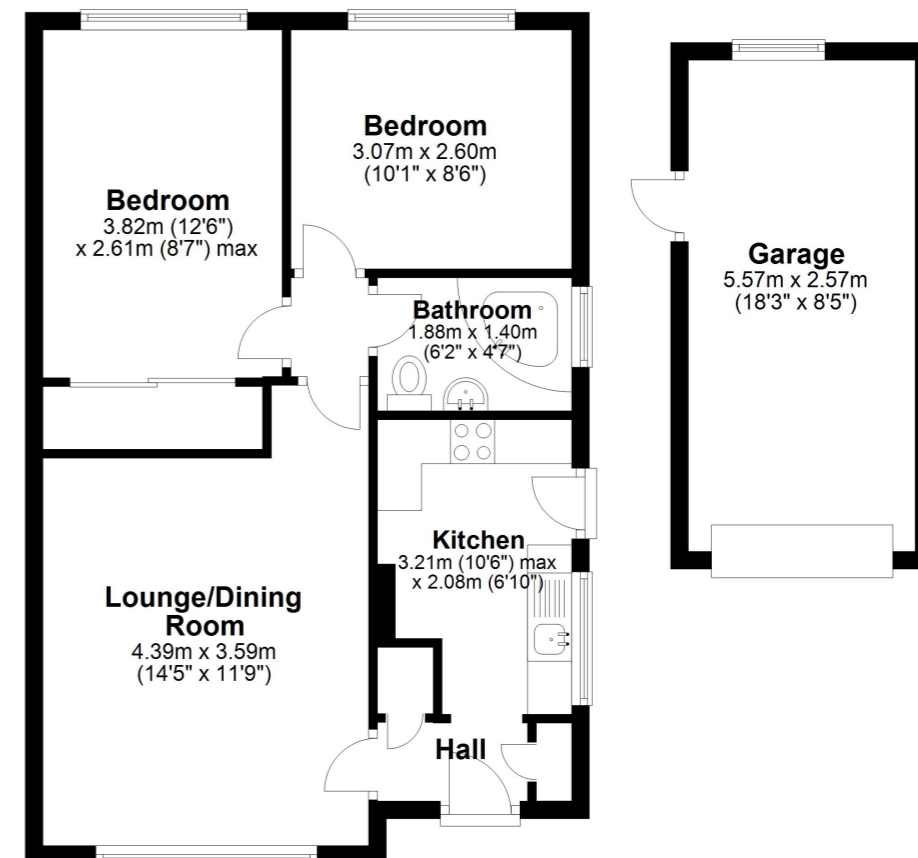
Garage & Off Road Parking

18' 3" x 8' 5" (5.56m x 2.57m) A spacious garage and off road parking for two cars.

Area Information

The village of Whitfield is positioned on the A2/A256 junction and has numerous amenities including a public house, a Doctor's surgery, vets, café, a local Post Office, takeaways, hairdresser and is within a short distance to main retail park which includes a 24 hour Tesco store. The area also includes a brand new sports centre including a swimming pool. The village has two schools, both of which also cater for special educational needs, Primary and Secondary, Whitfield and Aspen School (Primary) and Dover Christ Church Academy.

Ground Floor
Approx. 73.1 sq. metres (786.9 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.

