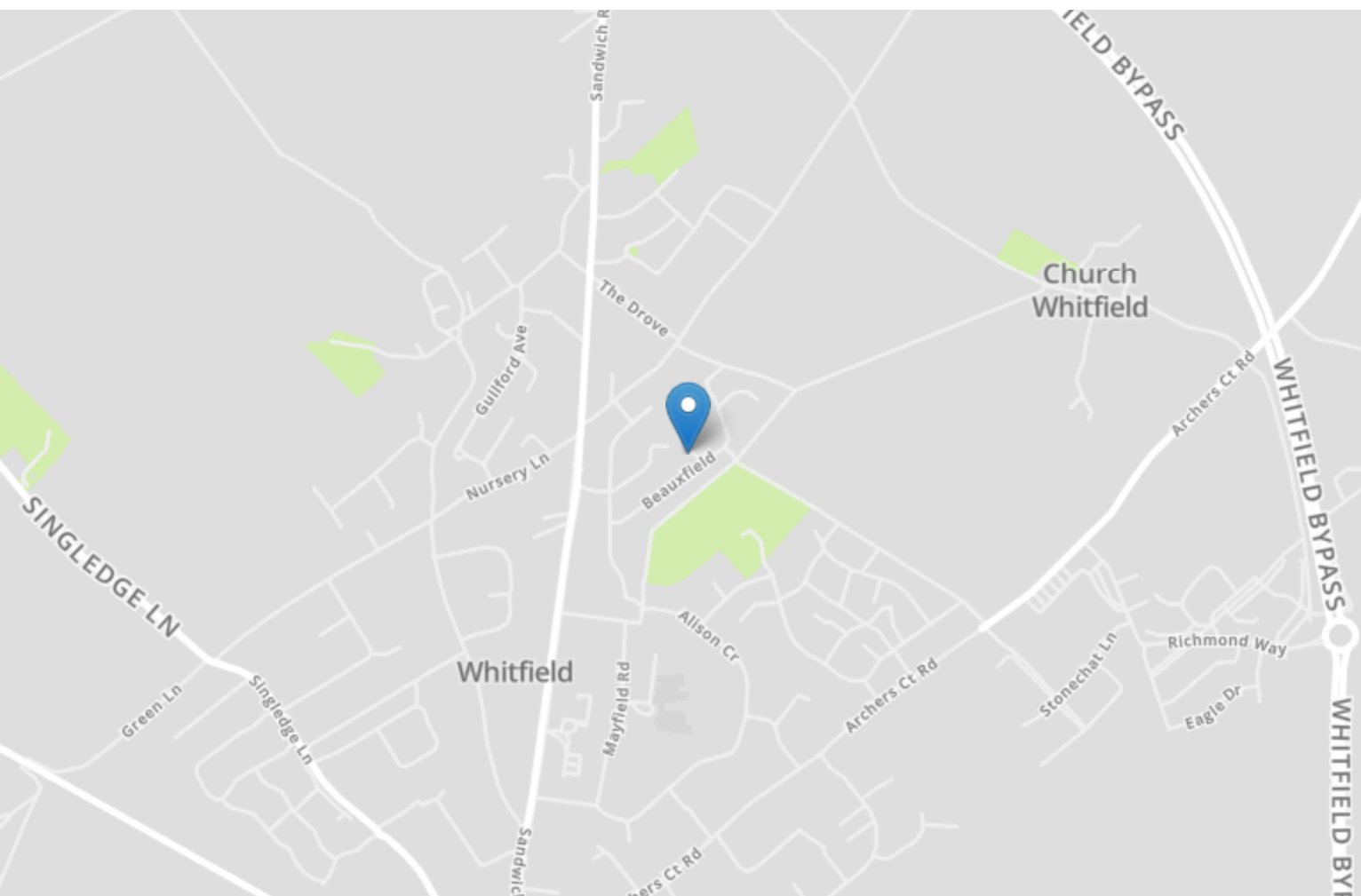


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



92 Beauxfield

WHITFIELD, Dover
CT16 3JH

£400,000 FREEHOLD

Draft Details...Offers Over £400,000 | Fabulous Three Bedroom Detached Bungalow | Standard Construction (Not Steel Or Timber Framed) | Garage & Off Street Parking | Conservatory | Beautiful Garden | Burnap + Abel are delighted to offer onto the market this wonderful three bedroom detached bungalow located in the highly sought after Beauxfield, Dover. The property is in very lovely condition throughout and the accommodation boasts a spacious lounge/dining room, modern fitted kitchen, modern shower room and three good size bedrooms. Additional benefits include a garage and off street parking (potential to extend the driveway), conservatory, beautiful private rear garden with side access, double glazing and gas central heating (boiler installed in 2022 and has five years warranty remaining). Whitfield itself is one of the more highly sought after locations in the area and offers an array of amenities, including a local shop and post office, pub, recreation ground, excellent bus routes and business park with Tesco superstore. For your chance to view, please contact sole agent Burnap + Abel now on 01304 279107.



Entrance Hall

Carpeted floor, radiator, storage cupboard, airing cupboard, loft hatch (insulated, part boarded and loft ladder) and doors leading to;

Lounge/Dining Room

6.72m x 3.96m (22'1" x 13'). Spacious kitchen/dining room with carpeted floor, electric fire place, radiators, space for table and chairs, double glazed window and doors to the conservatory.

Kitchen

2.98m x 2.65m (9'9" x 8'8"). A modern style kitchen with a mix of wall and base units, integrated fridge freezer, double oven, hob/extractor, dishwasher and space for washing machine. Double glazed window.

Conservatory

3.58m x 3.06m (11'9" x 10'1"). A good size conservatory with lighting/power and radiator. Modern self cleaning roof with approximately three years warranty remaining.

Bedroom One

3.81m x 3.39m (12'6" x 11'1"). Double bedroom with carpeted floor, built in wardrobes, radiator and double glazed window.

Bedroom Two

3.40m x 2.79m (11'2" x 9'2"). Double bedroom with carpeted floor, built in cupboards, radiator and double glazed window.

Bedroom Three

2.89m x 2.73m (9'6" x 8'11"). Carpeted floor, radiator and double glazed window.

Shower Room

2.47m x 1.61m (8'1" x 5'3"). Modern shower room with low level W.C., wash hand basin, heated towel rail, walk in shower and frosted double glazed window.

Garden

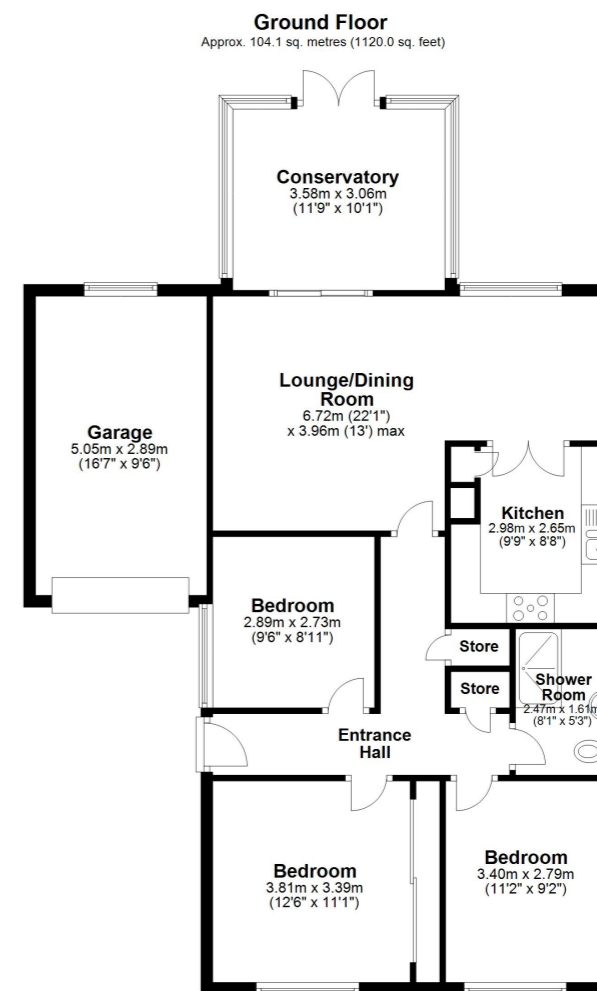
Beautiful established private rear garden with a good size side garden offering extension potential (Subject to obtaining planning permission). Shed with lighting/power and greenhouse. Side access.

Garage & Off Street Parking

5.05m x 2.89m (16'7" x 9'6"). Garage with lighting/power and water tap. Boiler (installed 2022 and approximately five years warranty remaining). Roof storage space.

Area Information

Located in the popular area of Whitfield and within a short walk of the highly rated local school, this perfect family home is ready for the new owners to move straight in. There is a great range of shops nearby including a Tesco Superstore and several other major retailers, there is also a local shopping area and several food outlets. The property is within easy reach of the A2 and Kearsney railway station so ideal for commuters.



Total area: approx. 104.1 sq. metres (1120.0 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.

