



47 Cranleigh Drive

WHITFIELD, Dover
CT16 3NW

£325,000 FREEHOLD

Draft Details...FOR SALE THROUGH BURNAP + ABEL...This wonderful three/four-bedroom semi-detached family home combines modern comfort with flexible living, making it perfect for a growing family or those seeking their first step onto the property ladder. To the front, the home benefits from off-road parking for two cars, while inside you'll find a light and airy lounge and a spacious kitchen designed with family life in mind. A downstairs toilet adds extra practicality, while the recent garage conversion creates a highly versatile space that can serve as a fourth bedroom, home office, playroom, or even an Airbnb opportunity. Upstairs, there are three well-proportioned bedrooms and a modern family bathroom. The property also benefits from double glazing, gas central heating, and a boiler serviced in 2025 for peace of mind. To the rear, the home boasts a beautiful sunny garden, offering a superb space for children to play, for summer entertaining, or simply to relax and enjoy. Stylish, flexible, and perfectly positioned, this home is an excellent choice for first-time buyers and families alike, offering both practicality and potential in equal measure.



Lounge

15' 8" x 14' 0" (4.78m x 4.27m)

Kitchen

13' 0" x 9' 5" (3.96m x 2.87m)

Bedroom Four/Office

12' 5" x 8' 1" (3.78m x 2.46m)

Bedroom One

13' 1" x 9' 7" (3.99m x 2.92m)

Bedroom Two

11' 10" x 8' 6" (3.61m x 2.59m)

Bedroom Three

8' 10" x 7' 1" (2.69m x 2.16m)

Bathroom

8' 0" x 5' 10" (2.44m x 1.78m)

Garden

Driveway

Off street 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 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. Within close proximity to the property you will find a bus stop with the new fast track electric bus route to Dover Town Centre and a recreational sports ground and children's play area.

