


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



78 Cranleigh Drive

WHITFIELD, Dover
CT16 3NN

£290,000 FREEHOLD

Draft Details...FOR SALE THOROUGH BURNAP + ABEL...Guide Price £290,000-£300,000 Spacious Three-Bedroom Semi-Detached Family Home – Chain-Free in Popular Whitfield Location | Off-Road Parking for Up to 5 Cars | Converted Garage | Private Garden | Double Glazing & Gas Central Heating | Located in the sought-after village of Whitfield, this three-bedroom semi-detached family home is offered chain-free and provides generous living space both inside and out. The property boasts off-road parking for up to five vehicles, a converted garage offering flexible use (ideal as a home office, gym, or playroom) and a private rear garden perfect for family enjoyment and entertaining. Further benefits include double glazing, gas central heating and a location within a well-established residential area close to local amenities, schools, and transport links. A fantastic opportunity for families or buyers looking for space, flexibility, and convenience in a highly regarded area. For your chance to view call Burnap + Abel on 01304 279107.



Entrance Hall

Lounge/Dining Room

25' 3" x 12' 3" (7.70m x 3.73m)

Kitchen

10' 8" x 7' 1" (3.25m x 2.16m)

Bedroom One

13' 5" x 9' 2" (4.09m x 2.79m)

Bedroom Two

9' 6" x 8' 9" (2.90m x 2.67m)

Bedroom Three

9' 7" x 6' 2" (2.92m x 1.88m)

Shower Room

6' 6" x 6' 4" (1.98m x 1.93m)

Garden

Converted Garage & Off Street Parking

10' 10" x 8' 4" (3.30m x 2.54m) Converted garage which is currently being used as a gym. Could also be used as a study. Off street Parking for upto five 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.

