

36 Arable Drive

WHITFIELD, Dover
CT16 3FE

£400,000 FREEHOLD

Draft Details...FOR SALE THROUGH BURNAP + ABEL...Offers Over £400,000 | Beautiful 4-Bedroom Detached Modern Home | Stylish, Spacious & Perfect for the Growing Family | Situated in a desirable residential area, this impressive four-bedroom detached home offers generous living space, modern features and excellent comfort throughout - an ideal choice for a growing family. Designed with both practicality and style in mind, the property features a welcoming lounge and a separate dining room, perfect for entertaining or relaxed family meals. A convenient downstairs toilet adds everyday ease, while the kitchen/breakfast room connects seamlessly to the private rear garden, which benefits from side access - ideal for children, pets, or outdoor entertaining. Upstairs, four well-proportioned bedrooms provide plenty of room for all the family, including a principal bedroom with an en-suite. A contemporary family bathroom serves the remaining bedrooms. Additional features include double glazing, gas central heating and a boiler that has been serviced annually for peace of mind. Outside, a carport provides sheltered parking for two vehicles. This well-presented and low-maintenance home offers both space and comfort in equal measure - perfectly suited for busy family life. For your chance to view call Burnap + Abel on 01304 279107.



Lounge

12' 7" x 10' 0" (3.84m x 3.05m)

Dining Room

10' 1" x 9' 1" (3.07m x 2.77m)

Kitchen/Breakfast Room

10' 0" x 9' 2" (3.05m x 2.79m)

W.C.**Bedroom One**

10' 0" x 8' 8" (3.05m x 2.64m)

En Suite**Bedroom Two**

10' 10" x 10' 4" (3.30m x 3.15m)

Bedroom Three

10' 1" x 8' 7" (3.07m x 2.62m)

Bedroom Four

10' 3" x 7' 7" (3.12m x 2.31m)

Bathroom**Garden****Carport Parking****Estate Charge**

The vendors have informed us that they pay £170 per annum for the estate charge.

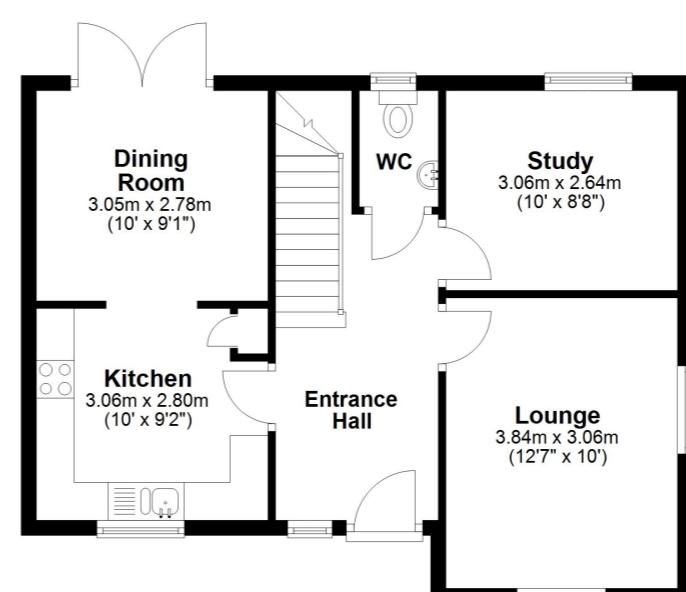
Area Information

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.

Ground Floor

Approx. 50.8 sq. metres (547.2 sq. feet)

**First Floor**

Approx. 50.9 sq. metres (547.7 sq. feet)

