



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.



<https://www.burnapandabel.co.>

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.

