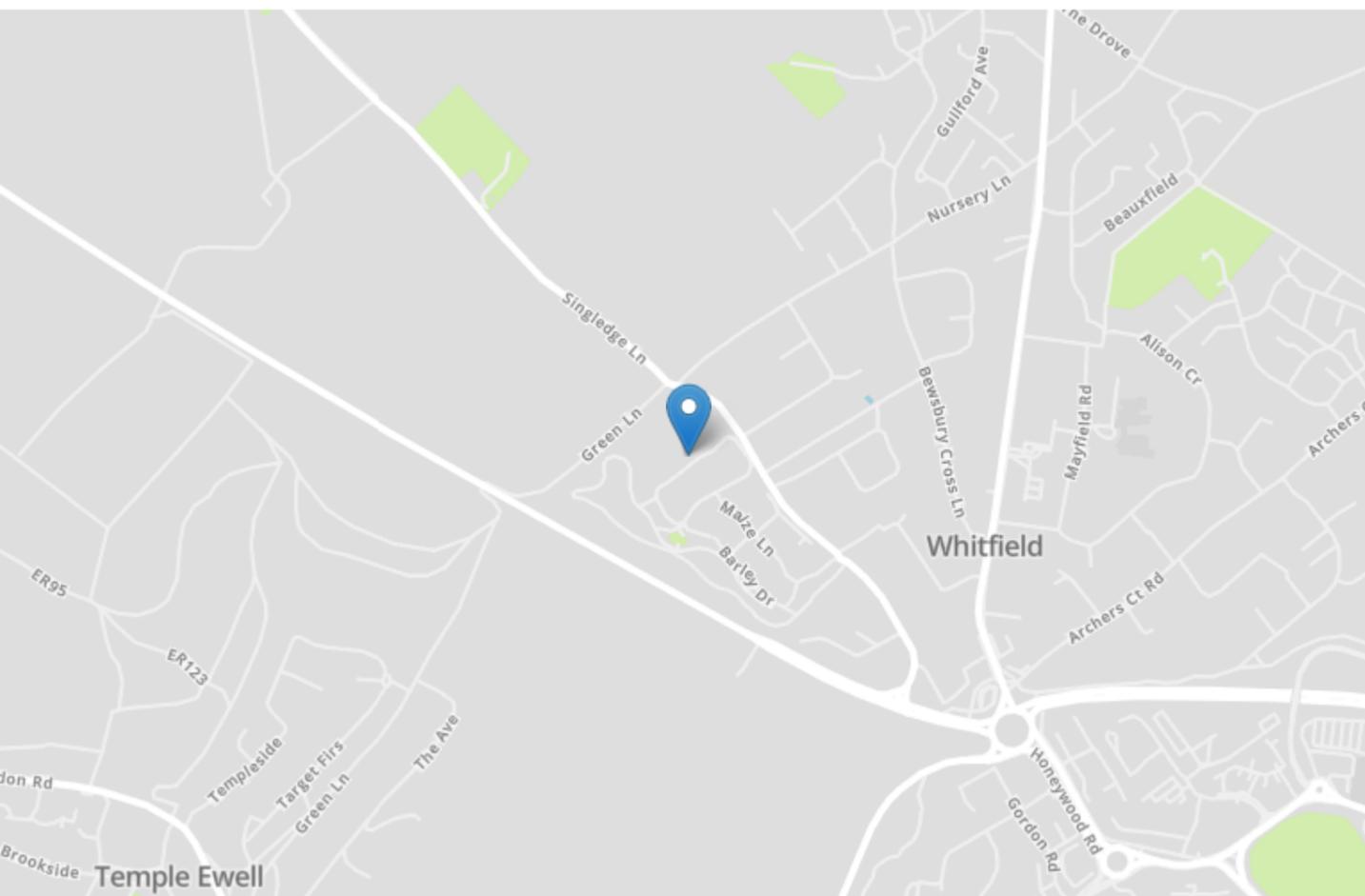


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



42 Wheatsheaf Square

WHITFIELD, Dover
CT16 3GW

£300,000 FREEHOLD

Draft Details...FOR SALE THROUGH BURNAP + ABEL... Price Range £300,000 – £320,000 | Stylish Three-Bedroom Semi-Detached Home | NHBC Warranty Remaining | Chain-Free | Located in the highly sought-after Wheatsheaf Square, Whitfield, Dover, this fabulous three-bedroom semi-detached family home is offered to the market chain-free, providing a smoother and potentially quicker purchase. With the NHBC warranty remaining, this home offers added peace of mind for the new owners. Internally, the property boasts a bright and airy lounge, perfect for relaxing, alongside a stylish modern kitchen/diner, ideal for family meals and entertaining. A convenient downstairs W.C. completes the ground floor accommodation. Upstairs, there are three well-proportioned bedrooms, including a main bedroom with a contemporary en-suite, as well as a modern family bathroom. Externally, the property benefits from a spacious and sunny rear garden, perfect for children, pets, or hosting guests. To the front, there is a car barn and off-street parking, offering excellent practicality. Additional benefits include double glazing and gas central heating throughout (the vendor has advised that the boiler has been serviced annually). Ideally suited to first-time buyers and growing families, this is a fantastic opportunity to secure a modern, move-in ready home in one of Whitfield's most desirable locations. Early viewing is highly recommended – contact Burnap + Abel on 01304 279017 to arrange your appointment.



W.C.

Lounge

16' 2" x 13' 4" (4.93m x 4.06m)

Kitchen/Diner

16' 11" x 8' 4" (5.16m x 2.54m)

Bedroom One

11' 6" x 9' 8" (3.51m x 2.95m)

En Suite

Bedroom Two

12' 10" x 8' 8" (3.91m x 2.64m)

Bedroom Three

9' 3" x 7' 3" (2.82m x 2.21m)

Bathroom

7' 3" x 6' 1" (2.21m x 1.85m)

Garden

Car Barn & Off Street Parking

Estate Charge

The vendor has informed us that they pay an estate charge of £301.02 per annum.

Area Information

Wheatsheaf Square forms part of the thriving and highly desirable Whitfield community on the edge of Dover. The village itself offers a wide range of everyday amenities including a village hall, doctor's surgery, vets, Post Office, local café, takeaways, and hairdressing salon, with larger shopping facilities such as Tesco Extra and Budgens just a short distance away. For dining out, residents enjoy a choice of popular restaurants and welcoming pubs, while a brand-new medical centre has recently been approved, further enhancing the village's facilities.

Families are particularly well served by the excellent local schools. Whitfield Aspen School is within walking distance, while Temple Ewell C of E Primary and River Primary School provide further highly regarded options nearby. For older children, there is easy access to Dover Christ Church Academy as well as selective grammar schools such as Dover Grammar School for Girls and St Edmund's Catholic School.

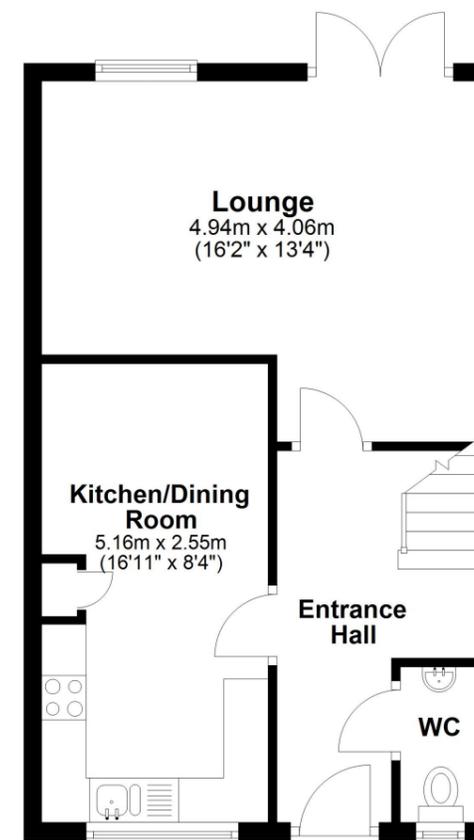
Transport connections are another strong advantage of this location. Kearsney Station lies less than a mile away, while Dover Priory Station offers direct links to London and beyond. The village also benefits from convenient road access via the A2 and A256, and with the forthcoming Fastrack bus route and new pedestrian and cycle bridge, connectivity into Dover town centre will be even stronger.

Whitfield also enjoys a wealth of green spaces, with countryside walks on the doorstep and the beautiful Old Park Hill Nature Reserve just a short distance away. This 40-hectare reserve within the Kent Downs Area of Outstanding Natural Beauty offers grassland, woodland, and wildlife, perfect for families and outdoor enthusiasts.

Wheatsheaf Square and the wider Whitfield area therefore provide the perfect balance of village lifestyle and modern convenience, making it an attractive choice for families, commuters, and those looking to enjoy a peaceful yet well-connected location.

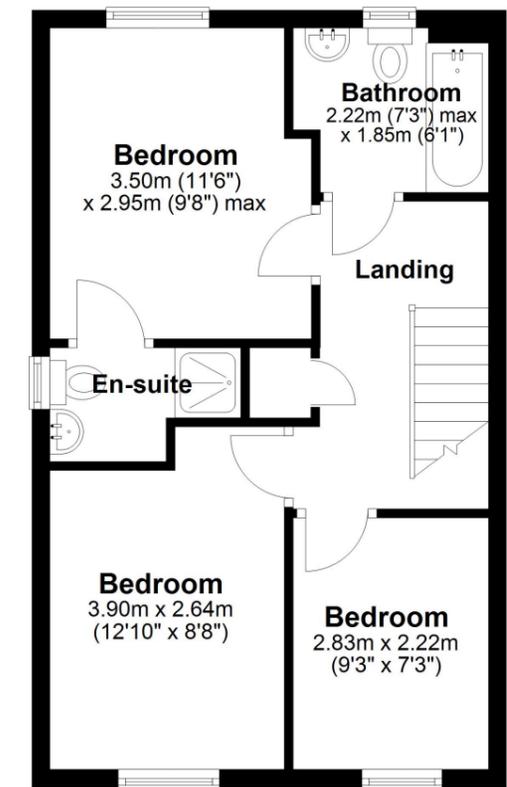
Ground Floor

Approx. 41.2 sq. metres (443.5 sq. feet)



First Floor

Approx. 41.4 sq. metres (445.4 sq. feet)



Total area: approx. 82.6 sq. metres (888.8 sq. feet)

