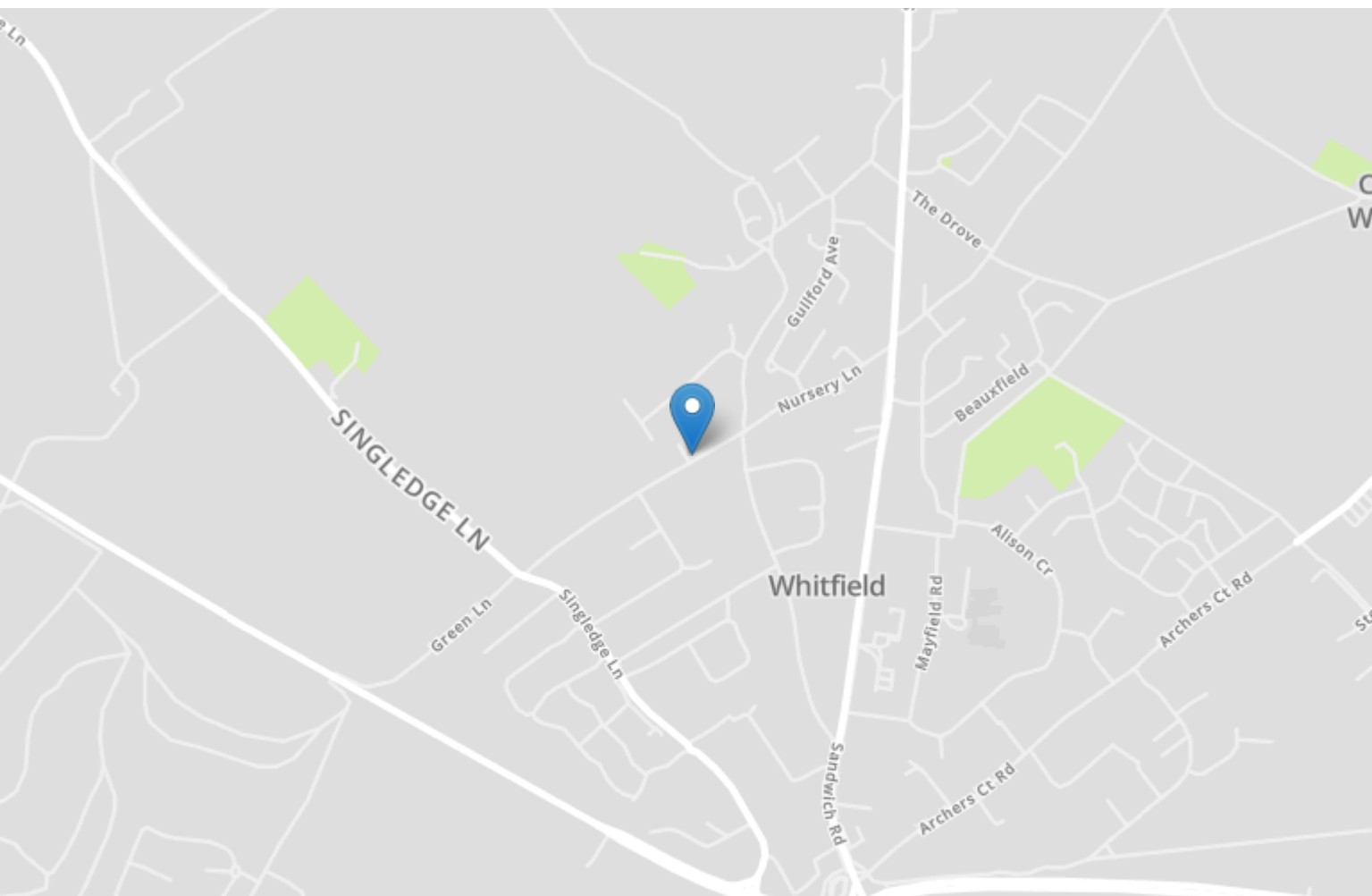


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



45 Nursery Lane

WHITFIELD, Dover
CT16 3EX

£425,000 FREEHOLD

DRAFT DETAILS...FOR SALE WITH BURNAP + ABEL... Welcome to this charming and spacious three bedroom semi-detached family home located in the highly sought after Nursery Lane, Whitfield. This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. The huge garden is a gardener's paradise, providing plenty of outdoor space for children to play or for hosting summer BBQs. With off-road parking for two- three cars and a garage, you'll never have to worry about finding a spot for your vehicles. The open kitchen/utility room is modern and bright, making meal preparation a breeze. Located in a great neighbourhood, this home offers convenience and comfort all in one place. Don't miss the opportunity to make this house your own and create lasting memories in Whitfield. Whitfield is a popular village conveniently situated for easy access to the coastal port of Dover with its Docks, seafront and regular crossings to the Continent and easy drive via the A2 main dual carriageway to the Cathedral City of Canterbury with its excellent range of shopping, educational and recreational facilities. Dover Priory mainline railway station offers excellent fast speed connections to London St Pancras International. For your chance to view call sole agent Burnap + Abel on 01304 279107.



Porch

Entrance Hall

Lounge

17' 5" x 13' 6" (5.31m x 4.11m)

Kitchen

17' 4" x 7' 3" (5.28m x 2.21m)

Utility Area

Study Area

W.C.

Dining Room

15' 8" x 8' 5" (4.78m x 2.57m)

Bedroom One

10' 7" x 10' 6" (3.23m x 3.20m)

Bedroom Two

10' 6" x 10' 5" (3.20m x 3.17m)

Bedroom Three

9' 9" x 6' 8" (2.97m x 2.03m)

Bathroom

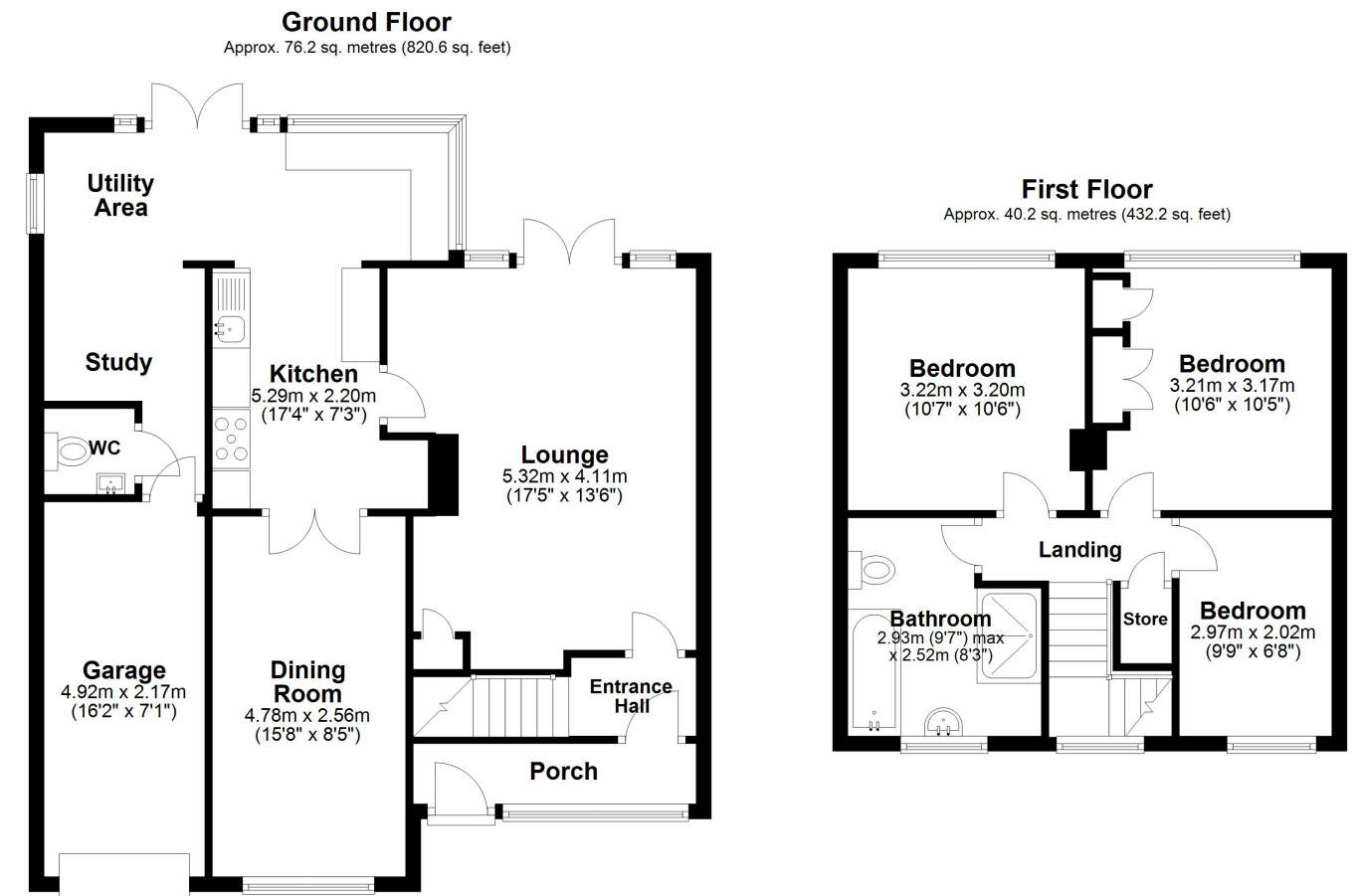
9' 7" x 8' 3" (2.92m x 2.51m)

Garage & Off Street Parking

16' 2" x 7' 1" (4.93m x 2.16m) Garage & off street parking for multiple vehicles.

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 area also includes a brand new sports centre including a swimming pool. 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.



Total area: approx. 116.4 sq. metres (1252.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

