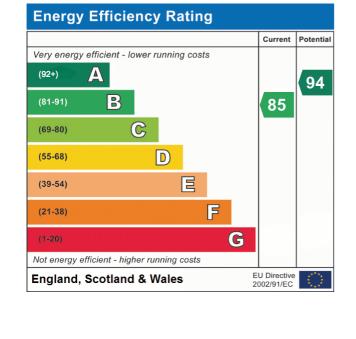


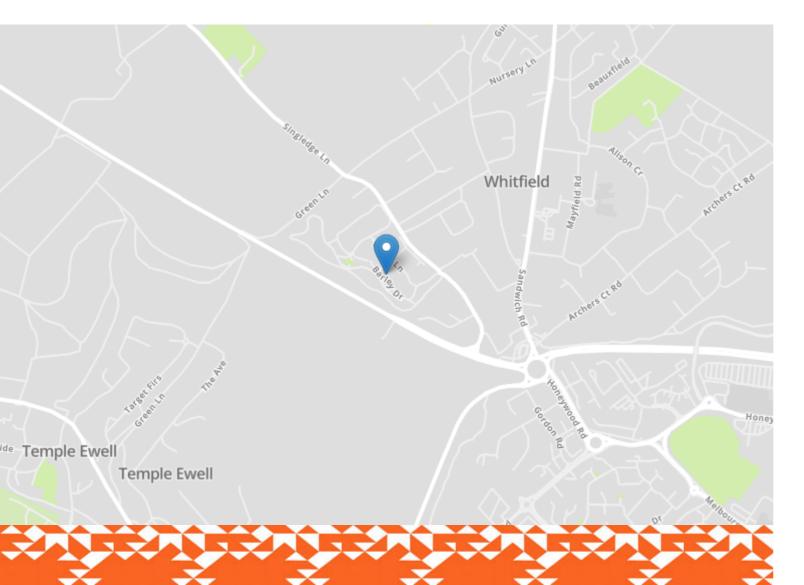
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# 17 Barley Drive

WHITFIELD, Dover CT16 3GR

# £475,000 FREEHOLD

Draft Details...FOR SALE THROUGH BURNAP + ABEL..Stylish Four-Bedroom Detached Family Home with Garage, Garden & Flexible Living – Approx. 6 Years NHBC Warranty Remaining | Set in a modern and well-connected development, this beautiful four-bedroom detached family home offers spacious, flexible living with a contemporary finish throughout - perfect for growing families or those seeking a home ready to move straight into. Built to a very high standard and still benefiting from approximately six years NHBC warranty remaining, this stylish property offers peace of mind alongside practical and well-planned living spaces. The ground floor boasts a bright lounge and a separate dining room, which could easily serve as a fifth bedroom, home office, or playroom. The heart of the home is the stunning kitchen/dining room, ideal for both everyday family life and entertaining, with direct access to the beautiful rear garden. A downstairs toilet adds extra convenience. Upstairs, you'll find four generously sized bedrooms, including a primary bedroom with en suite and a modern family bathroom. The property benefits from double glazing and gas central heating, ensuring warmth and efficiency all year round. Externally, the home features a large garage and off-road parking, along with a lovely rear garden offering a private outdoor retreat for relaxing or entertaining. This exceptional home combines contemporary comfort with thoughtful design - early viewing is strongly recommended. For your chance to view call Burnap + Abel on 01304 279107.





# W.C.

#### Lounge

16' 4" x 12' 5" (4.98m x 3.78m)

# **Dining Room**

11' 0" x 9' 6" (3.35m x 2.90m)

## Kitchen/Dining Room

24' 1" x 8' 8" (7.34m x 2.64m)

### **Bedroom One**

12' 1" x 12' 0" (3.68m x 3.66m)

# En Suite

#### Bedroom Two

12' 0" x 9' 9" (3.66m x 2.97m)

## **Bedroom Three**

11' 10" x 9' 0" (3.61m x 2.74m)

## **Bedroom Four**

9' 9" x 8' 11" (2.97m x 2.72m)

### **Bedroom Four**

### **Bathroom**

8' 5" x 6' 4" (2.57m x 1.93m)

### Garden

## **Garage & Off Street Parking**

23' 7" x 9' 10" (7.19m x 3.00m)

## **Estate Charge**

TBC

## **Area Information**

Whitfield offers fantastic accessibility to the likes of Canterbury, Folkestone, Sandwich, Deal and beyond; and offers excellent rail links close by that offer regular connections to London via both the Dover Priory & Kearsney train stations. Fantastic walks are also located nearby, while Whitfield Primary School and Christchurch Secondary School are on your doorstep as well.

# Ground Floor Approx. 83.7 sq. metres (900.8 sq. feet) First Floor Approx. 61.6 sq. metres (663.1 sq. feet) Bathroom **Bedroom** 2.98m x 2.72m (9'9" x 8'11") 2.57m x 1.92m (8'5" x 6'4") **Bedroom** 3.60m x 2.74m (11'10" x 9') **Lounge** 4.99m x 3.79m (16'4" x 12'5") Kitchen/Dining Room 7.33m x 2.65m (24'1" x 8'8") **Garage** 7.18m x 2.99m (23'7" x 9'10") Landing Dining **Bedroom** 3.65m x 2.98m (12' x 9'9") Room 3.36m x 2.90m (11' x 9'6") **Bedroom** 3.69m x 3.67m (12'1" x 12') Entrance

En-suite



