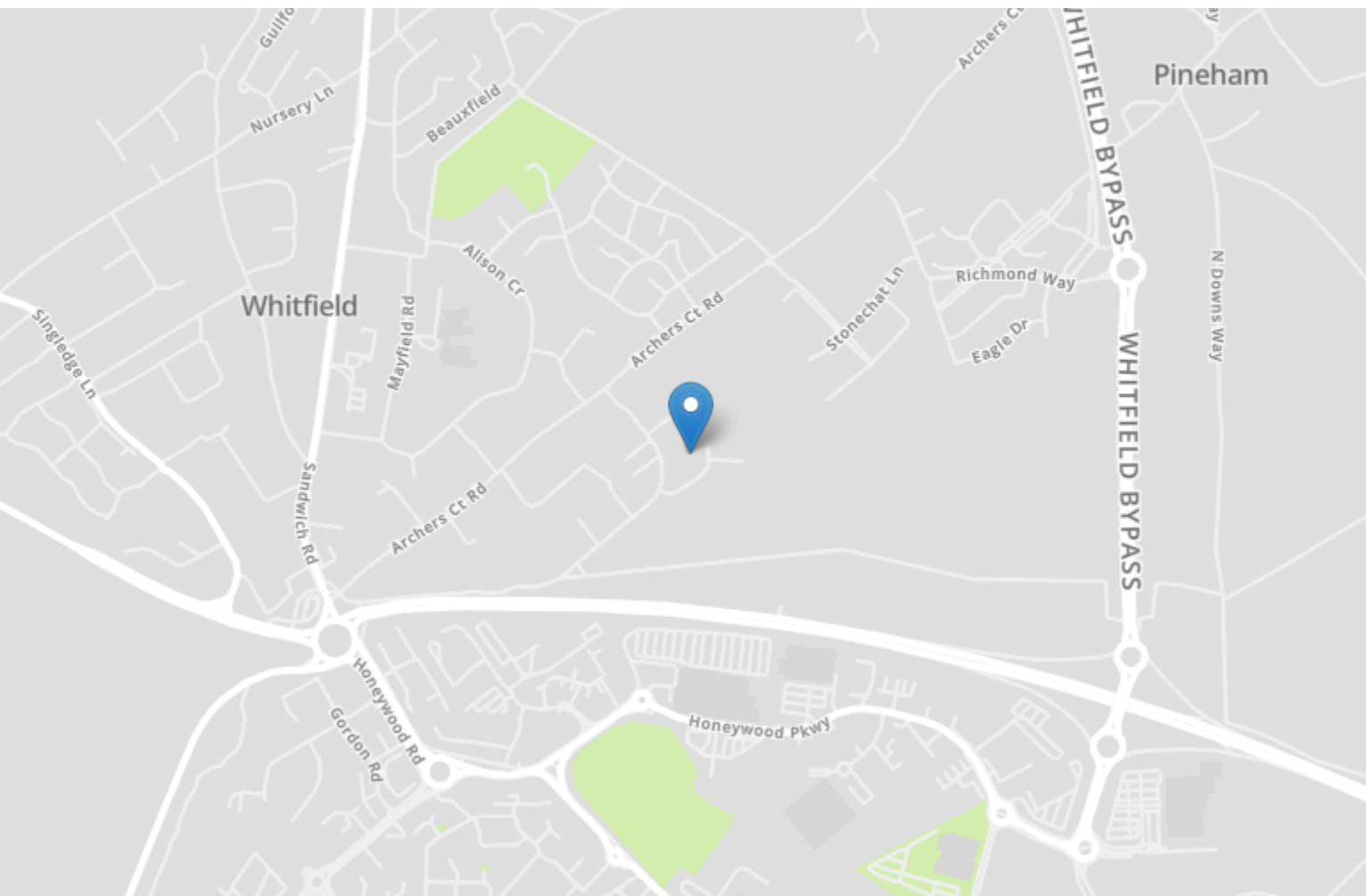


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		87
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



35 Newlands

WHITFIELD, Dover
CT16 3NB

£375,000 FREEHOLD

Draft Details...Offers in the Region of £375,000 | Extended Three Bedroom Bungalow | Parking For Three Vehicles | Lovely Private Rear Garden | Modern Fitted Kitchen & Bathroom | Cul De Sac Location | Burnap + Abel are delighted to offer onto the market this wonderfully extended three bedroom bungalow located in the highly sought after Newlands, Whitfield, Dover. The property boasts a fantastic extension creating a fabulous light and airy lounge, modern fitted kitchen, three bedrooms and a modern bathroom. Additional benefits include off street parking for up to three cars, a spacious and sunny rear garden with side access, double glazing and gas central heating (Vendor has informed us that the boiler has been annually serviced). Newlands is situated in the locally known older side of Whitfield. The village sits on the cusp of the historic seaside town of Dover and offers excellent links to both Dover ferry port and well as the A2 into London. The area has seen much devolvement over the years and there is plenty more still to come with the nearby sports complex leisure centre as well as many multi main chain supermarkets and a primary and secondary school. There is also easy access to Dover's high speed rail link into St Pancras, London, as well as the nearby Kearsney train station. For your chance to view call sole agent Burnap + Abel on 01304 279107.



Porch

Entrance Hall

Carpeted floor, loft hatch and doors leading to;

Lounge/Dining Room

21' 11" x 19' 6" (6.68m x 5.94m) A beautifully extended lounge/dining room with carpeted floor, radiators, double glazed windows and doors to the garden.

Kitchen

11' 4" x 8' 10" (3.45m x 2.69m) A fabulous modern fitted kitchen with a mix of wall and base units, integrated oven/hob, space for fridge freezer, washing machine and dishwasher. Wall mounted boiler (annually serviced) and double glazed window overlooking the garden.

Bedroom One

12' 3" x 11' 3" (3.73m x 3.43m) Large double bedroom with carpeted floor, built in wardrobes, radiator and double glazed window.

Bedroom Two

11' 1" x 8' 1" (3.38m x 2.46m) Double bedroom with carpeted floor, radiator and double glazed window.

Bedroom Three

14' 1" x 7' 10" (4.29m x 2.39m) A generous size third bedroom with carpeted floor, radiator and double glazed window. The vendor is currently using this as a dining room.

Bathroom

10' 7" x 7' 0" (3.23m x 2.13m) Modern suite with bath, separate shower, low level W.C., wash hand basin, heated towel rail and frosted double glazed window.

Garden

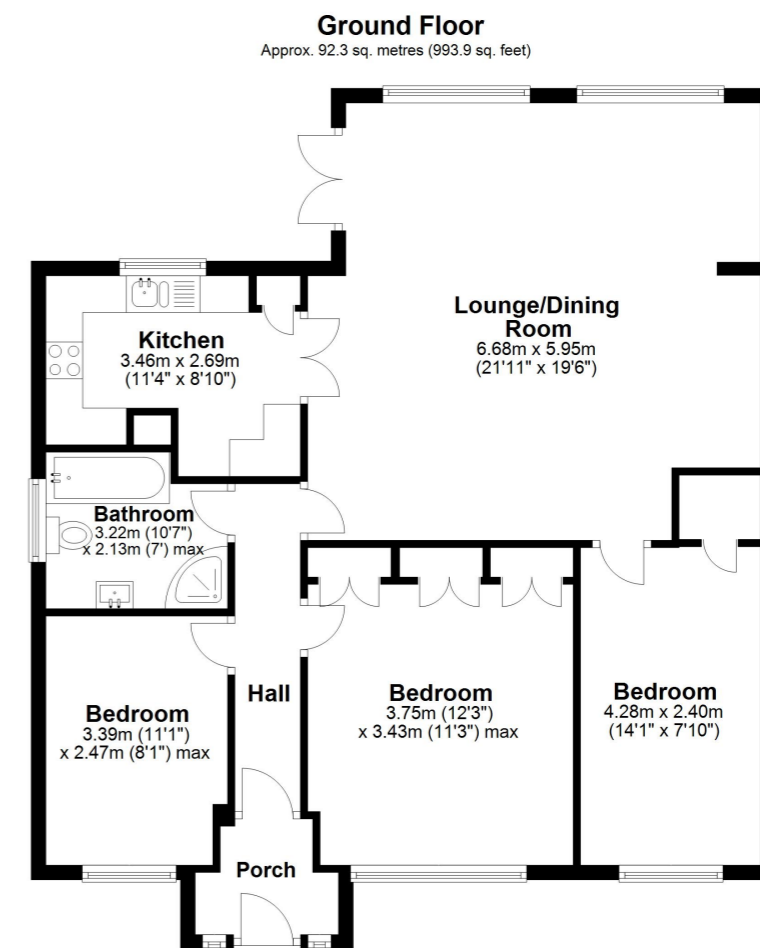
A beautiful sunny rear garden with paved, decked a spacious lawn areas. Ideal outside space to enjoy with family and friends on those Summer weekends. Shed, side access and potential to extend to the side (subject to obtaining all relevant planning).

Off Street Parking

The property has parking for up to three cars.

Area Information

Whitfield is one of the more sought after locations in the area and offers an array of amenities, including a local shop and post office, pub, recreation ground, excellent bus routes and business park with Tesco superstore. Access to neighbouring towns and cities can also be accessed by the A20 or even through the scenic Alkham Valley towards Folkestone.



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.

