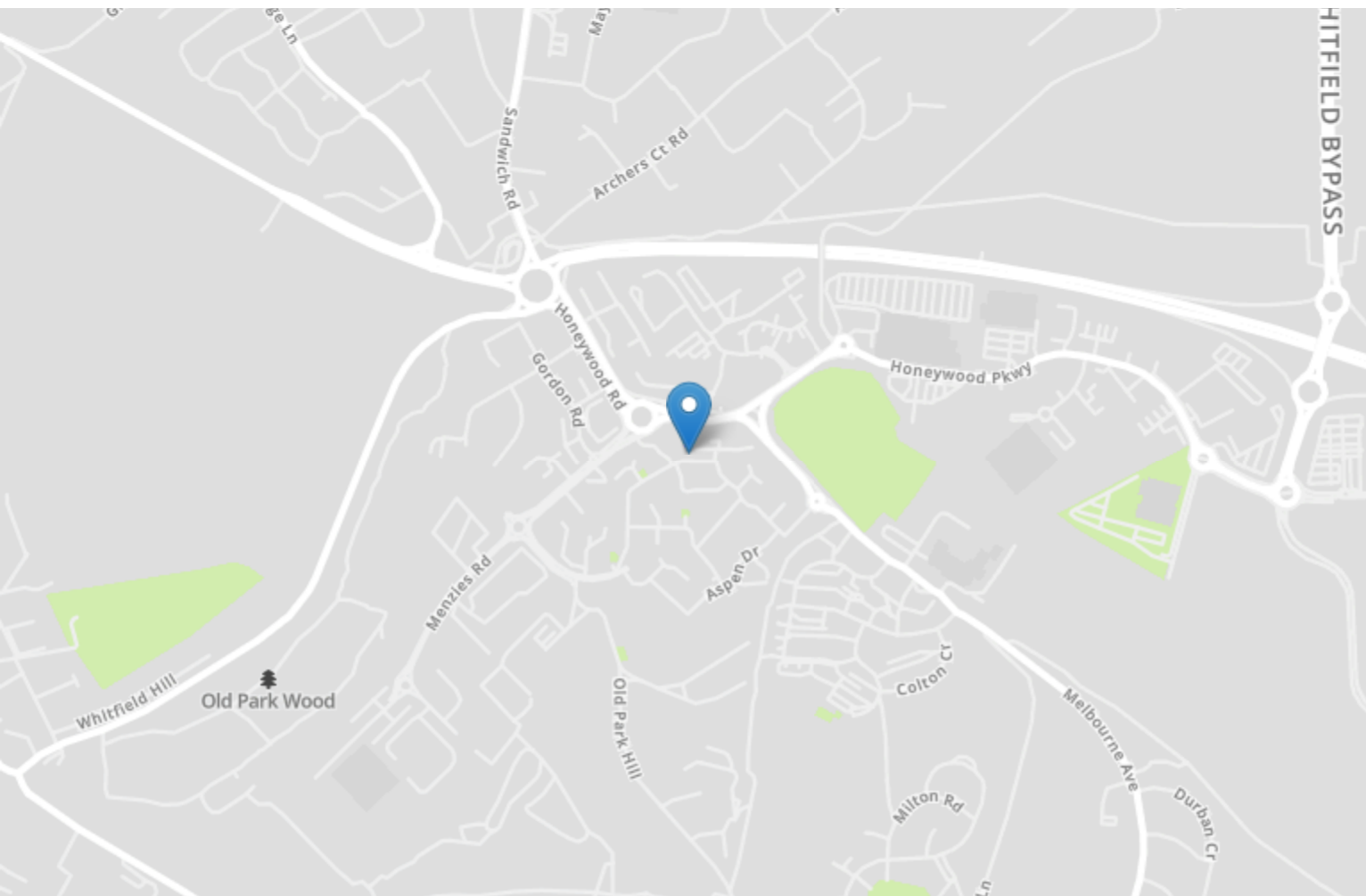


| Energy Efficiency Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | 88 |
| (69-80) C | 75 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

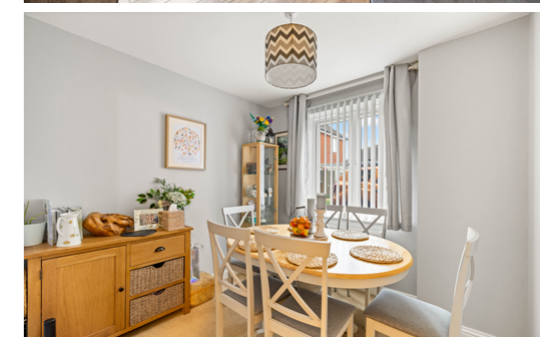


32 Ardent Road

WHITFIELD, Dover
CT16 2GH

£375,000 FREEHOLD

Draft Details...FOR SALE WITH BURNAP + ABEL...Burnap + Abel are delighted to offer onto the market this fabulous four bedroom detached family home located in the highly sought after Ardent Road, Whitfield, Dover. The property would be ideal for a growing family and the accommodation boasts a lounge, separate dining room, kitchen, four bedrooms and a family bathroom. Additional benefits include a garage & off street parking, child friendly rear garden, en suite shower room, downstairs W.C., double glazing and gas central heating (Boiler annually serviced). The Archers Court Development is located on the edge of the popular village of Whitfield and is within a short walk to a range of local amenities including a Tesco supermarket, B&Q and further shopping facilities. The property is within the catchment area of some popular primary and secondary schools making this the ideal location to bring up the family. For those looking to commute into London you can access the High Speed Rail Link from Dover Priory station making commuting a viable option. For your chance to view call sole agent Burnap + Abel on 01304 279107.



Entrance Hall

Lounge

15' 4" x 10' 10" (4.67m x 3.30m)

Dining Room

8' 6" x 8' 1" (2.59m x 2.46m)

Kitchen

9' 5" x 8' 2" (2.87m x 2.49m)

Downstairs W.C.

Bedroom One

11' 7" x 10' 6" (3.53m x 3.20m)

En Suite

Bedroom Two

18' 4" x 8' 4" (5.59m x 2.54m)

Bedroom Three

10' 10" x 8' 6" (3.30m x 2.59m)

Bedroom Four

7' 9" x 7' 1" (2.36m x 2.16m)

Bathroom

8' 6" x 4' 11" (2.59m x 1.50m)

Garden

Garage & Off Street Parking

Service Charge

The vendors have informed us that they pay an estate service charge of £11.50 per month.

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, cafe, 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.

