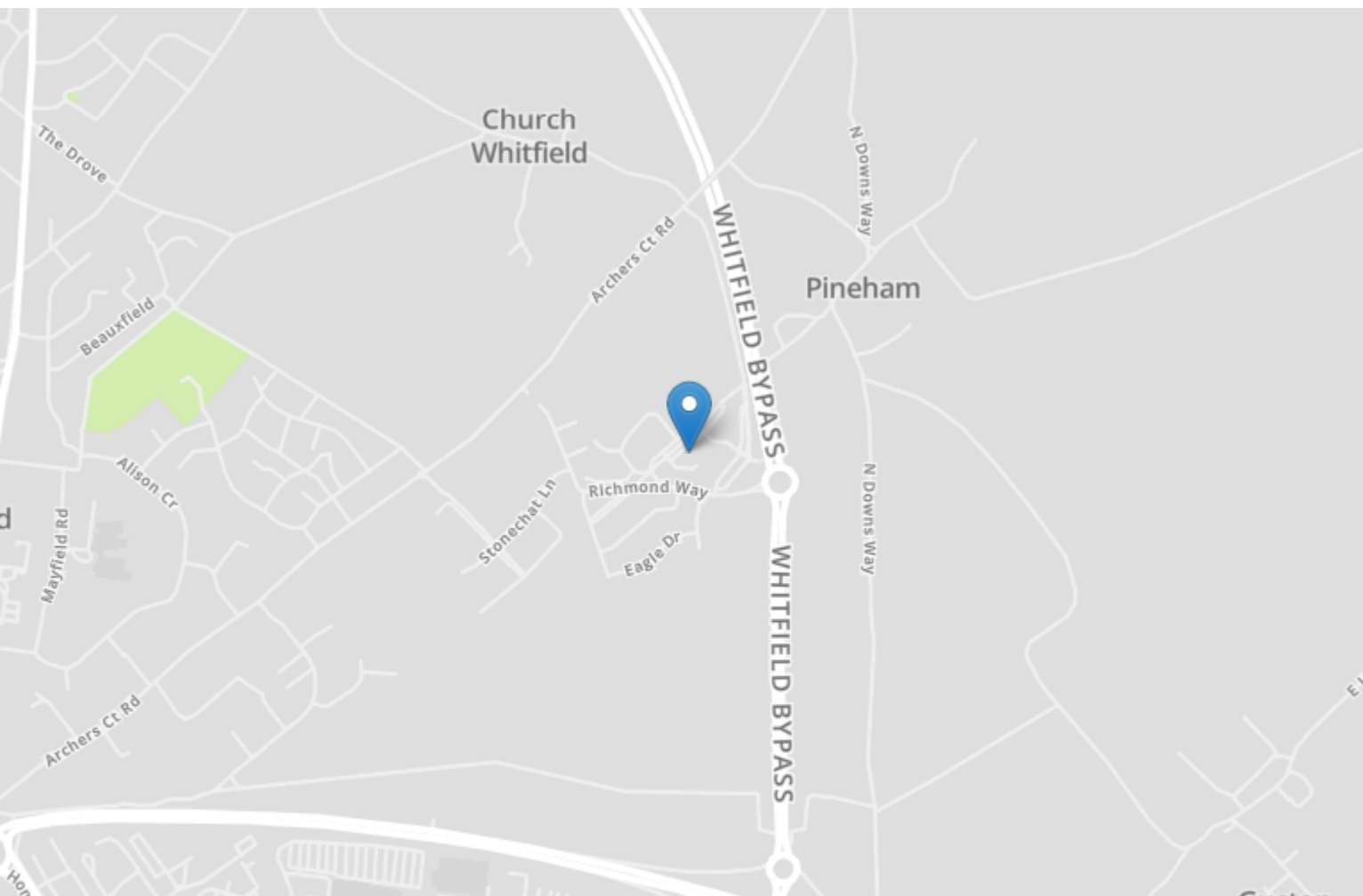


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		92
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## 32 Merlin Avenue

WHITFIELD, Dover  
CT16 3FS

**£475,000 FREEHOLD**

Draft Details... Beautiful Four Bed Detached Family Home | En Suite | Downstairs W.C. | Garage With Electric Car Charger & Off Street Parking | New Build Warranty Remaining | Burnap + Abel are delighted to offer onto the market this fabulous four bed detached family home located in the in the highly sought after Merlin Ave, Richmond Park, Whitfield, Dover. The property is in wonderful condition throughout and the accommodation boasts a spacious lounge with log burner, lovely modern fitted kitchen/dining room, four spacious bedrooms and a family bathroom. Additional benefits include a garage with electric garage door and off street parking for three cars, electric car charger, en suite, downstairs W.C., sunny rear garden with side access, double glazing, gas central heating and new build warranty remaining. These homes were incredibly sought after when the opportunity to buy them brand new presented itself, and with the expansion and popularity of Whitfield increasing further, they still remain very much in-demand. On top of the property itself being desirable, Whitfield as a location offers fantastic accessibility to surrounding areas such as Canterbury, Folkestone, Sandwich and Deal; and beyond with rail links close by offering regular connections to London. For your chance to view call sole agent Burnap + Abel on 01304 279107.



## Entrance Hall

Radiator, under stairs cupboard, carpeted stairs to the first floor and doors leading to;

## W.C.

Low level W.C., wash hand basin and radiator.

## Lounge

20' 8" x 12' 0" (6.30m x 3.66m) A spacious lounge with carpeted floor, wood burner, radiator, double glazed window and double glazed doors to the garden.

## Kitchen//Dining Room

11' 6" x 10' 8" (3.51m x 3.25m) A fantastic open plan kitchen/dining room - The kitchen has a mix of wall and base units, wall mounted boiler, space for washing machine, integrated oven, hob, microwave, fridge freezer and dishwasher. Double glazed window and door to the garden.

## Dining Room

10' 8" x 8' 10" (3.25m x 2.69m) The dining area has space for a table and chairs, radiator and double glazed window.

## First Floor Landing

Carpeted stairs, double glazed window, carpeted landing, radiator, loft hatch and doors leading to;

## Bedroom One

11' 7" x 7' 7" (3.53m x 2.31m) Double bedroom with en suite, carpeted floor, built in wardrobes, radiator and double glazed window.

## En Suite

Shower, low level W.C., wash hand basin and heated towel rail.

## Bedroom Two

11' 9" x 10' 9" (3.58m x 3.28m) Double bedroom with carpeted floor, built in wardrobes, radiator and double glazed window.

## Bedroom Three

10' 9" x 8' 10" (3.28m x 2.69m) Double bedroom with carpeted floor, radiator and double glazed window.

## Bedroom Four

12' 2" x 8' 10" (3.71m x 2.69m) A generous size fourth bedroom with carpeted floor, radiator and double glazed window.

## Bathroom

8' 3" x 5' 5" (2.51m x 1.65m) Modern bathroom with low level W.C., bath with electric shower, wash hand basin, heated towel rail and double glazed window.

## Garden

A sunny rear garden with porcelain paved, artificial grass and decked areas. External hot and cold tab, access to the garage and side access.

## Garage & Off Street Parking

20' 4" x 9' 10" (6.20m x 3.00m) A garage with electric garage door, electric car charger, lighting and power and off street parking.

## Service Charge

The vendors have informed us that they pay approximately £22 a month service charge.

## Area Information

Merlin Avenue is located on the new and highly sought-after development of Richmond Park, located on the edge of the popular village of Whitfield, which offers a small shopping parade of local shops/ post office and general store and take away restaurants, White Cliffs business park is about half a mile away as is the Cinque Port Town of Dover, the historical City of Canterbury lies about 16 miles away which offer excellent shopping centre many historical interests, Other popular neighbouring towns such as Deal and Sandwich are all easy within easy reach.



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.

