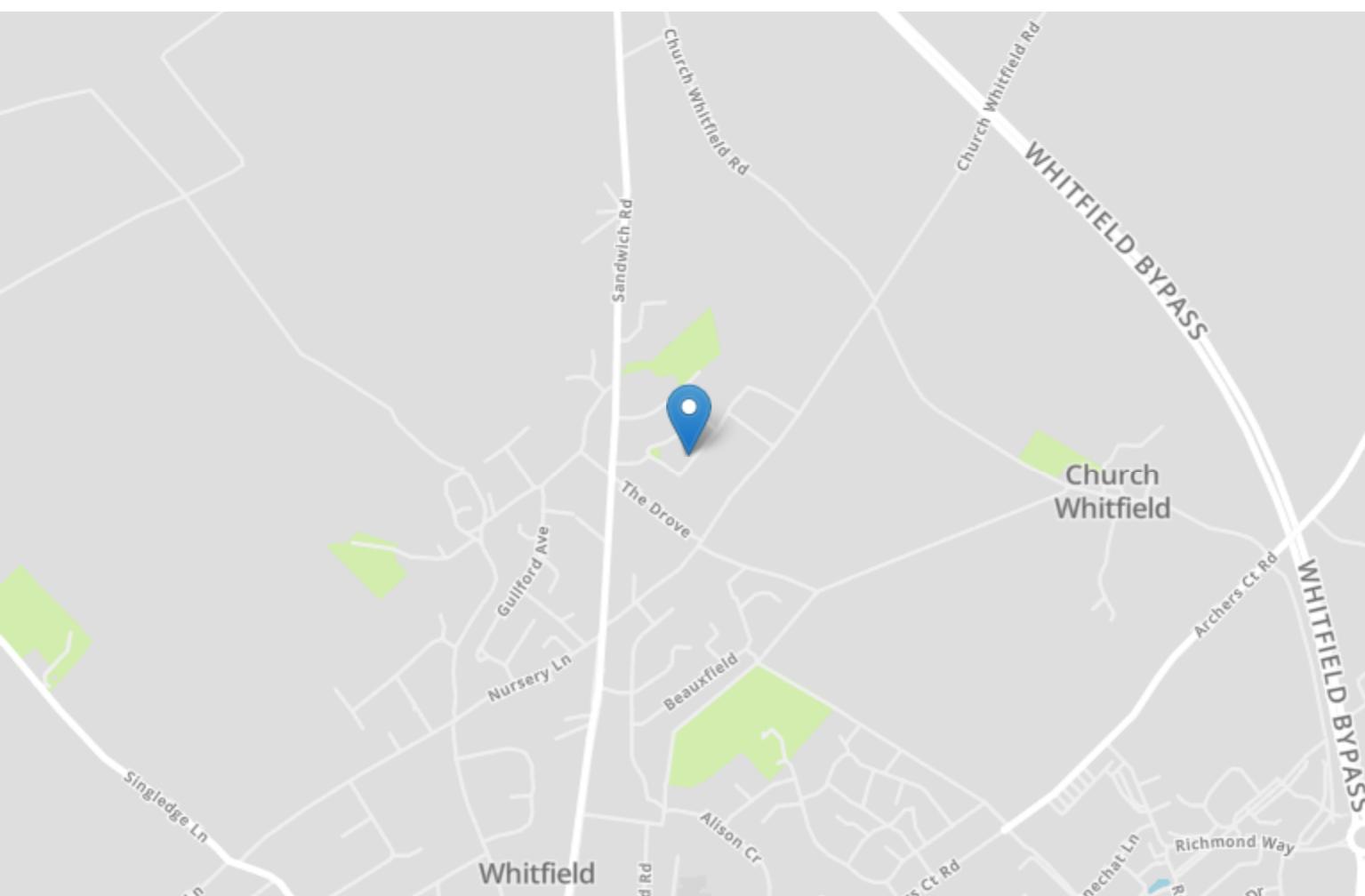
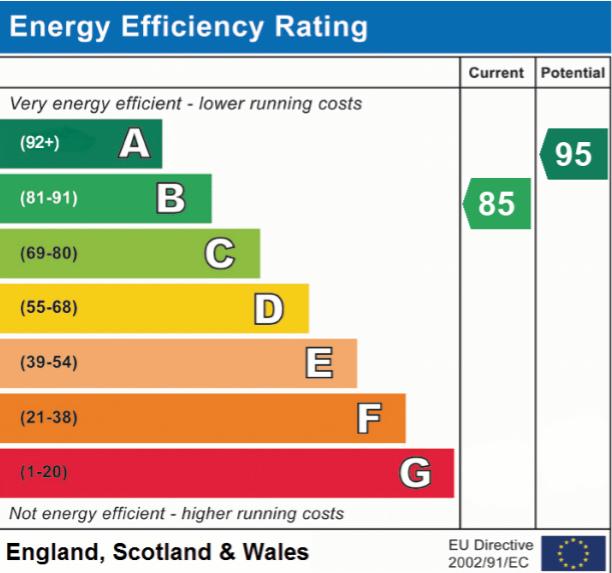


**Burnap + Abel**  
The Charlton Centre High St  
Dover  
CT16 1TT

**Email** Dover@burnapandabel.co.uk  
**Phone** 01304 279107  
<https://www.burnapandabel.co.uk/>



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## 24 Arable Drive

WHITFIELD, Dover  
CT16 3FE

**£300,000 FREEHOLD**

Draft Details...FOR SALE WITH BURNAP + ABEL...Burnap + Abel are delighted to offer this fantastic four-bedroom semi-detached family home, located within the prestigious Bowman's Place development on the edge of Whitfield. Beautifully positioned and offering generous living space, this modern property is perfect for growing families seeking comfort, convenience, and contemporary living. The accommodation comprises a spacious lounge, a kitchen/breakfast room, four well-proportioned bedrooms, and a family bathroom. The master bedroom benefits from its own en suite, while a downstairs cloakroom adds further practicality. Externally, the property enjoys off-road parking, as well as a spacious rear garden with side access - ideal for outdoor entertaining or family activities. Further features include double glazing, gas central heating, and the remainder of the NHBC guarantee, giving peace of mind to the next owners. Whitfield is a highly sought-after village, offering excellent access to local amenities and a selection of highly rated primary, secondary, and grammar schools. It's conveniently positioned for routes to Dover town centre, the port, and seafront, with regular ferry crossings to the Continent, and offers easy access via the A2 to Canterbury and beyond. Dover Priory railway station provides high-speed connections to London St Pancras International, making this an ideal location for commuters. For your chance to view, contact sole agents Burnap + Abel today on 01304 279107.



**Lounge**

13' 8" x 11' 8" (4.17m x 3.56m)

**Kitchen/Breakfast Room**

15' 1" x 9' 7" (4.60m x 2.92m)

**W.C.****Bedroom Two**

15' 1" x 10' 2" (4.60m x 3.10m)

**Bedroom Three**

15' 1" x 9' 3" (4.60m x 2.82m)

**Bathroom**

7' 10" x 7' 4" (2.39m x 2.24m)

**Bedroom One**

15' 1" x 11' 6" (4.60m x 3.51m)

**En Suite****Bedroom Four**

15' 1" x 7' 11" (4.60m x 2.41m)

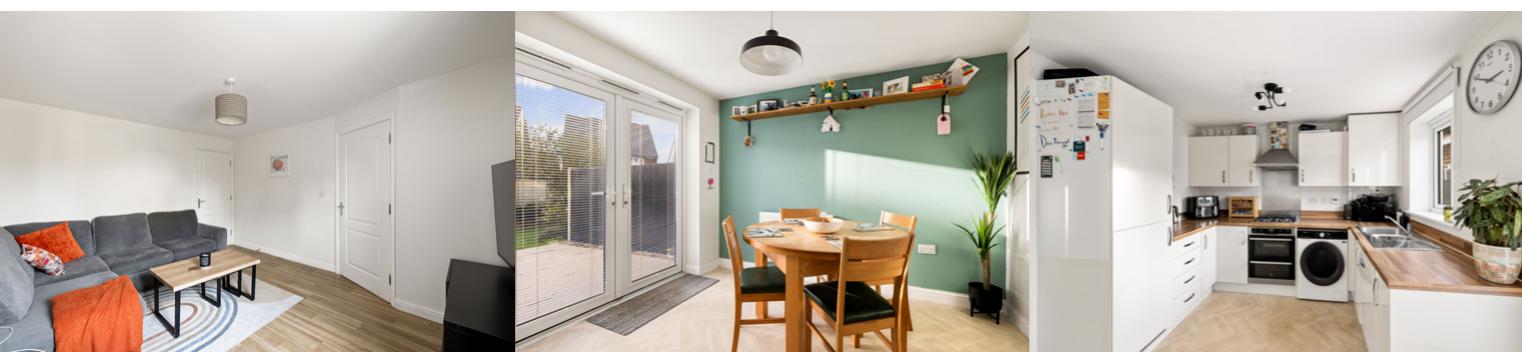
**Garden****Off Street Parking****Estate Charge**

TBC

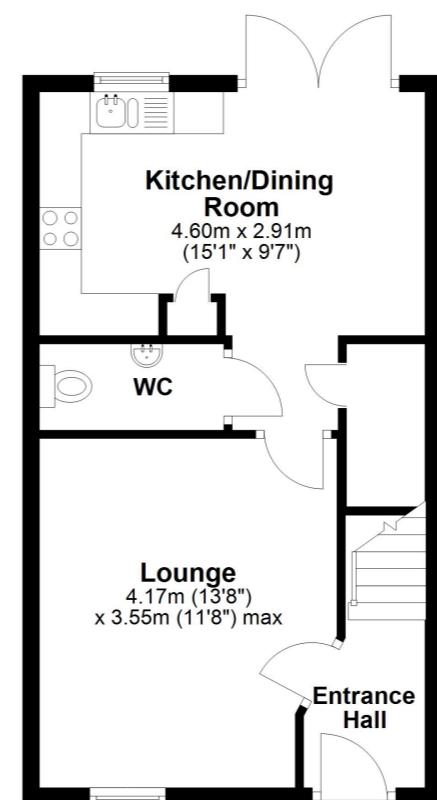
**Area Information**

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.

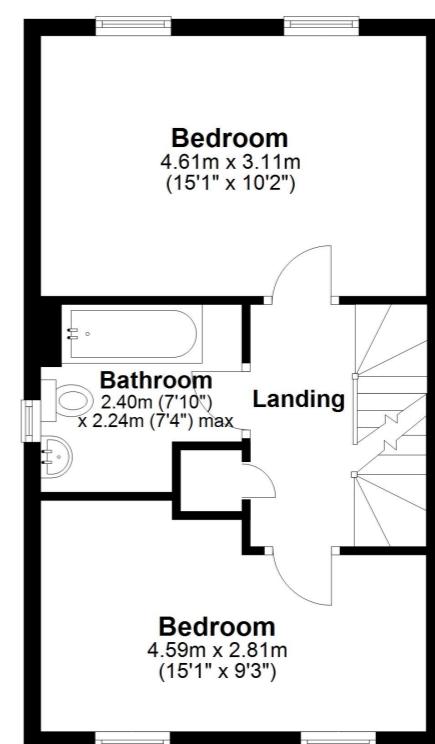
The village has two schools, both of which also cater for special educational needs, Primary and Secondary, Whitfield and Aspen School (Primary) and Dover Christ Church Academy.



**Ground Floor**  
Approx. 38.2 sq. metres (411.5 sq. feet)



**First Floor**  
Approx. 39.2 sq. metres (421.8 sq. feet)



**Second Floor**  
Approx. 32.9 sq. metres (353.7 sq. feet)

