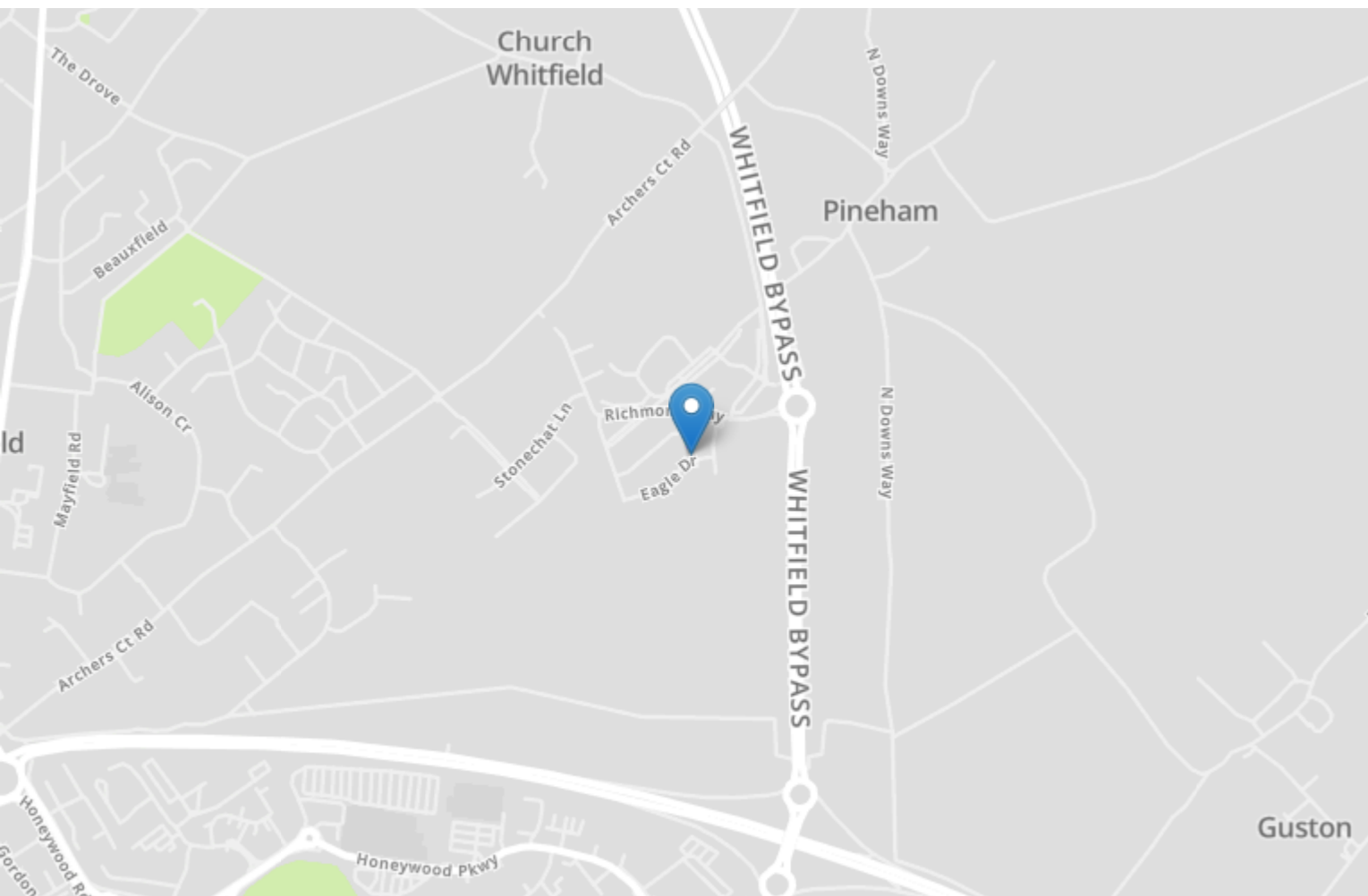


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		91
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



2 Eagle Drive

WHITFIELD, Dover
CT16 3FU

£515,000 FREEHOLD

Draft Details... Fabulous 4 Bedroom Detached Modern Family House | Garage | Off-Road Parking for 4 Cars | En-Suite | Downstairs Under Floor Heating System | Close Proximity to a Number of Schools and Shops... Burnap + Abel are delighted to offer onto the market this spacious four bedroom detached modern family home situated on the popular Eagle Drive, Whitfield within the Richmond Park development. The property is in excellent condition throughout and boasts four double bedrooms, en-suite shower room to master, upstairs family bathroom, study, downstairs W.C., and a generously sized open plan lounge/kitchen/diner ideal for social gatherings and family events. Additional benefits include a garage (currently separated and used as a gym and store area), off-road parking for four cars, panoramic sway & slide folding doors with integrated blinds at rear, Lightwave smart lighting system, double glazing throughout, and gas central heating including downstairs under floor heating system with individual room controls. Eagle Drive is located on the Richmond Park development on the outskirts of Whitfield which provides a quiet residential space to live while also having the benefits of local schools and shops within a short drive. Public transport routes are soon to be introduced to the area allowing access to Whitfield and Dover town centre. The nearby dual carriageways also offer access to neighbouring towns and villages as well at routes up the A2 leading towards the famous cathedral city of Canterbury and onwards to London. For your chance to view please call Burnap + Abel now on 01304 279107.



Entrance Hall

A spacious and welcoming entrance hall with imported Italian porcelain tiled flooring and under floor heating. Leading to;

Lounge/Diner

Generous, bright and airy social living space with dual fuel log/coal burner, Italian porcelain tiled flooring, under floor heating, double glazed window and a four paneled panoramic swing & slide door set with integrated blinds leading to the garden, allowing for an ideal hosting area for family events and social occasions.

Kitchen

Continuing from the lounge/diner, the kitchen offers a mix of wall and base units, solid quartz worktops, integrated tall fridge and tall freezer, 2x Neff single ovens, 900mm induction hob, built in ceiling extractor with lighting and dishwasher. There is also space for an integrated microwave and wine fridge. A storage cupboard within the kitchen houses the washing machine with plenty of space to store further items. A kitchen cupboard provides a tidy location for the wall mounted boiler. Along with the lounge/diner, the flooring is also Italian porcelain with under floor heating and there are two additional swing and slide panoramic doors with integrated blinds leading to the garden.

Study

A good sized second reception room or study for those who work from home. Fitted with carpeted flooring, under floor heating and two double glazed windows.

Downstairs W.C.

A well decorated downstairs toilet with low level W.C. and hand wash basin, Italian porcelain flooring and under floor heating.

Landing

Carpeted stairway and landing with radiator and storage cupboard and loft access. Leading to;

Bedroom One

Large double bedroom with fitted wardrobe, carpeted flooring, radiator and two double glazed window.

En-Suite

Located within the master bedroom this en-suite is fitted with a rainfall shower unit, low level W.C. and hand wash basin. The finish comprises of LVT flooring, porcelain wall tiles, heated towel rail and double glaze frosted window.

Bedroom Two

Good sized double bedroom with fitted wardrobe, carpeted flooring, radiator and double glazed window.

Bedroom Three

Another spacious double bedroom with fitted wardrobe, carpeted flooring, radiator and double glazed window.

Bedroom Four

Double bedroom with carpeted flooring, radiator and double glazed window.

Bathroom

Less than a year old, this family bathroom offers a bath with waterfall tap, separate rainfall shower cubicle, low level W.C., hand wash basin and mood lighting. Finished with porcelain floor and wall tiles, heated towel rail and double glazed frosted window.

Garage & Off-Road Parking

The garage has been separated internally by a partition wall to make space for a gym while the remaining two thirds are used for storage. In front of the garage is a drive which can comfortably fit two cars. Opposite the property is a parking bay for two cars which the vendor has informed us is included with the property.

Garden

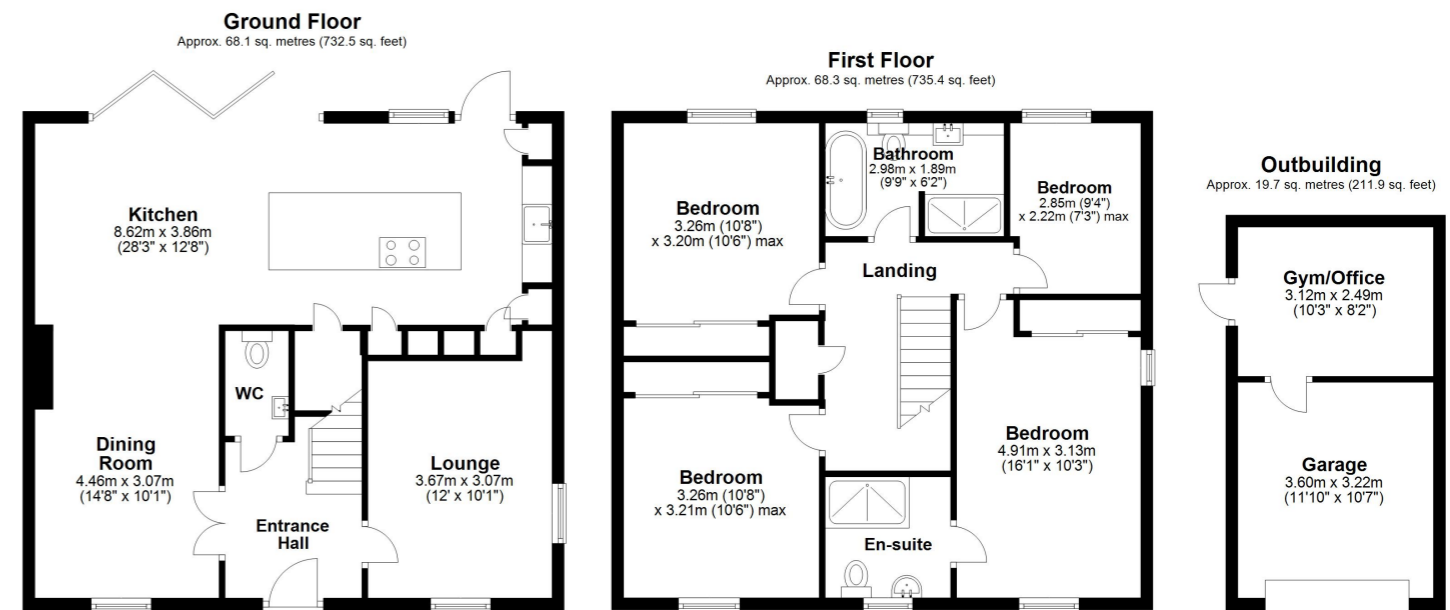
A bright and sunny rear garden with porcelain patio, raised seating area, artificial grass, log store and California room providing shelter and a pleasant social seating area. The garden also provides access to the garage and there is also a side access gate to the garden from the drive.

Area Information

Whitfield is located just four miles inland from the centre of Dover, and today comprises one of the most desirable and sought-after residential areas in the and around the town. Whitfield's popularity stems in part from its open, more spacious character, which contrasts with the more densely built-up streets of Dover. It retains much of its separate village identity and atmosphere with its own comprehensive amenities including sports and recreational facilities, both primary and secondary schools, three churches and local shops catering for all day-to-day needs. In addition to being the closest town in the UK to France, Whitfield also benefits from high speed rail links to the Capital via Dover Priory station which transports you to London in little over an hour.

Its location on the outskirts of Dover and its proximity to the A2 trunk road means that the M25 and the Dartford Crossing can be reached in under an hour, providing fast access to the rest of the national motorway network. Ashford International station is just 30 minutes' away, with central London reachable in approximately 40 minutes in one direction, and Paris in less than 2½ hours in the other, whilst the HS1 from Dover Priory station will have you in central London in a little over an hour. All the time, the lovely rolling Kent countryside is only a stone's throw away.

Maintenance Fee - The vendor has informed us that they pay an annual maintenance fee of £218 per annum.



Total area: approx. 156.1 sq. metres (1679.8 sq. feet)

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.

