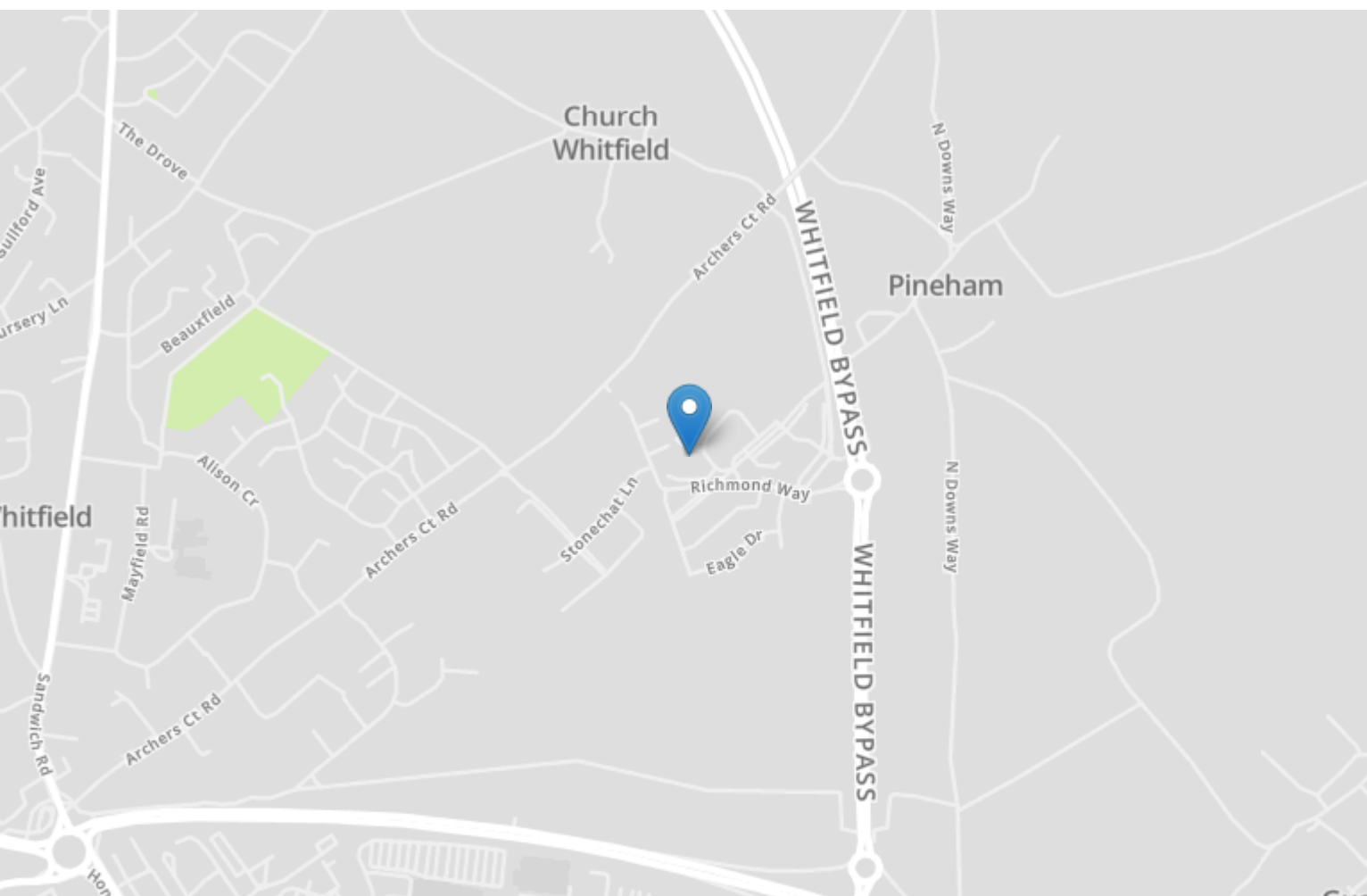


| Energy Efficiency Rating                           |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92+) <b>A</b>                                     |                         | 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 |           |



## 2 Gannet Grove

WHITFIELD, Dover  
CT16 3GY

**£425,000 FREEHOLD**

Draft Details...Offers Over £425,000 | Beautiful Four Bed Detached Family Home | Study | En Suite | Downstairs W.C. | Garage & Off Street Parking For Three Cars | 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 Gannet Grove, Richmond Park, Whitfield, Dover. The property is in wonderful condition throughout and the accommodation boasts a lounge, lovely modern kitchen/dining room, four bedrooms and a family bathroom. Additional benefits include a garage and off street parking for three cars, electric car charger, study, en suite, downstairs W.C., utility room, garden with side access, double glazing, gas central heating (underfloor heating on the ground floor) 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**

Tiled floor, under floor heating, carpeted stairs to the first floor and doors leading to;

**Study**

8' 1" x 6' 4" (2.46m x 1.93m) Under floor heating, double glazed window and under stairs storage cupboard.

**Lounge**

16' 4" x 10' 8" (4.98m x 3.25m) Spacious lounge with under floor heating and double glazed windows.

**Kitchen/Dining Room**

21' 5" x 10' 7" (6.53m x 3.23m) A beautiful open plan kitchen/dining room - Ideal when entertaining! The kitchen has a mix of wall and base units, integrated fridge, freezer, dishwasher, oven/hob, breakfast bar, under floor heating and a double glazed window. The dining area has space for a table and chairs, under floor heating and Bifold doors to the rear garden.

**Utility Room**

6' 5" x 6' 1" (1.96m x 1.85m) Tiled floor with under floor heating, integrated washing machine and space for a tumble dryer. Door to the garden.

**W.C.**

Low level W.C., wash and basin and under floor heating.

**First Floor Landing**

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

**Bedroom One**

13' 1" x 9' 6" (3.99m x 2.90m) Double bedroom with carpeted floor, built in wardrobes, radiator and double glazed window.

**En Suite**

Low level W.C., wash hand basin, walk in shower, heated towel rail and frosted double glazed window.

**Bedroom Two**

11' 11" x 9' 0" (3.63m x 2.74m) Double bedroom with carpeted floor, radiator and double glazed window.

**Bedroom Three**

10' 2" x 8' 3" (3.10m x 2.51m) Double bedroom with carpeted floor, radiator and double glazed window.

**Bedroom Four**

8' 8" x 7' 9" (2.64m x 2.36m) A generous size fourth bedroom with carpeted floor, radiator and double glazed window.

**Bathroom**

9' 0" x 6' 3" (2.74m x 1.91m) Bath with shower attachment, low level W.C., wash hand basin, heated towel rail and frosted double glazed window.

**Garden**

A low maintenance rear garden with paved and artificial grass areas. Access t the garage and side access.

**Garage & Off street Parking**

20' 4" x 10' 2" (6.20m x 3.10m) A garage with lighting 7 power. There is also off street parking for 3 cars. The property also has an electric car charger.

**Service Charge**

The vendor has informed us that they pay £300 per annum (approximately).

**Area Information**

Gannet Grove 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.



Total area: approx. 132.6 sq. metres (1426.8 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.

