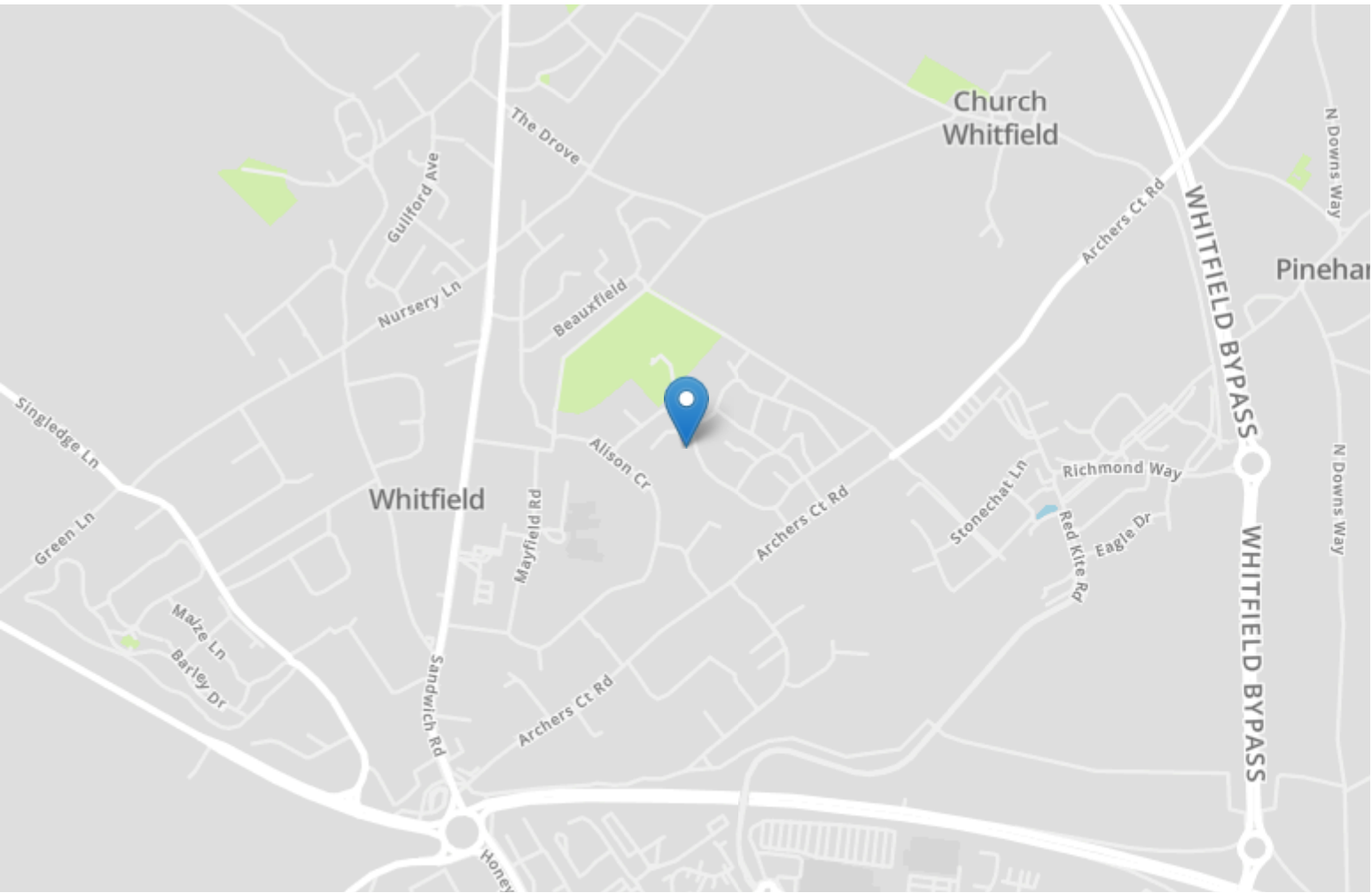


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



43 Cranleigh Drive

WHITFIELD, Dover
CT16 3NW

£300,000 FREEHOLD

Draft Details...FOR SALE THROUGH BURNAP + ABEL...Price Range £300,000 - £310,000 | Welcome to this fantastic three-bedroom semi-detached family home, perfectly positioned in the highly sought-after Cranleigh Drive, Whitfield, Dover. Offering a wonderful blend of space, comfort, and convenience, this property is ideal for first-time buyers or growing families alike. The accommodation features a bright and welcoming lounge, a spacious kitchen, and a converted garage that provides an additional reception room - perfect as a dining room, home office, or fourth bedroom, offering superb flexibility to suit your lifestyle. Upstairs, you'll find three well-proportioned bedrooms and a family bathroom. Outside, the property boasts a generous, sunny rear garden, ideal for relaxing or entertaining, along with off-street parking and a garage storage area for added practicality. Further benefits include double glazing and gas central heating throughout. Located within walking distance of local schools and shops, this delightful home combines modern living with everyday convenience - an opportunity not to be missed. To arrange your viewing, contact Burnap + Abel today on 01304 279107.



Lounge

15' 8" x 14' 0" (4.78m x 4.27m)

Dining Room/Study

17' 4" x 8' 2" (5.28m x 2.49m) Could also be used as a fourth bedroom.

Kitchen

13' 0" x 9' 5" (3.96m x 2.87m)

Bedroom One

13' 3" x 9' 7" (4.04m x 2.92m)

Bedroom Two

11' 8" x 8' 6" (3.56m x 2.59m)

Bedroom Three

8' 9" x 7' 0" (2.67m x 2.13m)

Bathroom

7' 10" x 5' 11" (2.39m x 1.80m)

Garden

Garage & Off Street Parking

12' 0" x 8' 5" (3.66m x 2.57m)

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. Within close proximity to the property you will find a bus stop with the new fast track electric bus route to Dover Town Centre and a recreational sports ground and children's play area.

