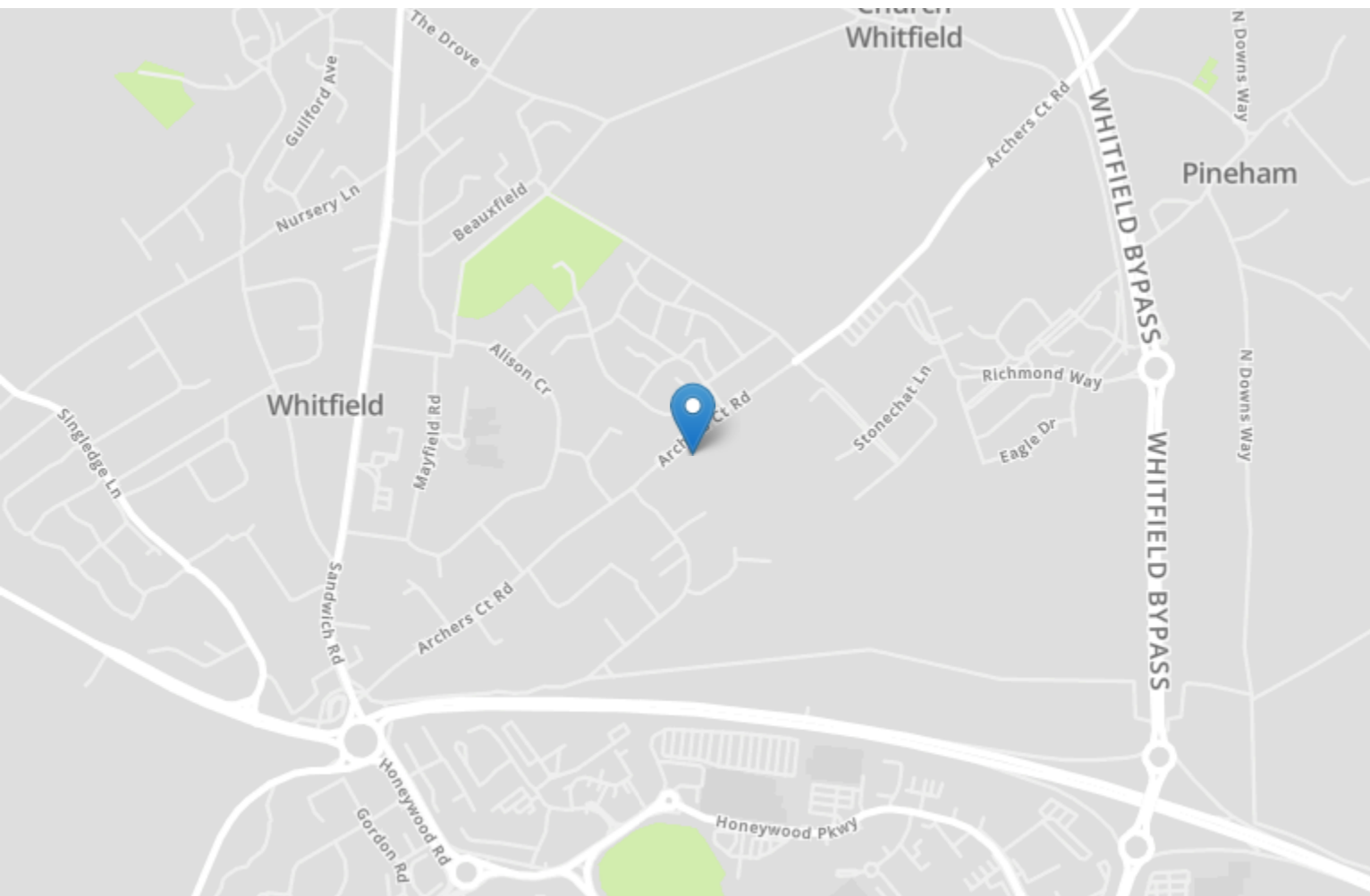


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



64 Archers Court Road

WHITFIELD, Dover
CT16 3HU

£375,000 FREEHOLD

Draft Details...Chain Free | Fantastic Three Bedroom Chalet Bungalow | Large Sunny Rear Garden | Driveway For Two Cars | En Suite | Burnap + Abel are delighted to offer onto the market this fantastic three bedroom detached chalet bungalow located in the highly sought after Archers Court Road, Dover. The accommodation boasts a spacious lounge/dining room, kitchen, three double bedrooms and shower room. Additional benefits include driveway for two cars, large sunny rear garden, office/children's playroom, utility room, en suite, double glazing, gas central heating and NO ONWARD CHAIN. The village sits on the cusp of the historic seaside town of Dover and offers excellent links to both Dover ferry port and well as the A2 into London. The area has seen much development over the years and there is plenty more still to come with the nearby complex leisure centre as well as many multi main chain supermarkets and a primary and secondary school. There is also easy access to Dover's high speed rail link into St Pancras, London, as well as the nearby Kearsney train station. For your chance to view call Burnap + Abel on 01304 279107.



Entrance Hall

Laminate floor, radiator, under stairs storage cupboard, carpeted stairs to the first floor and doors leading to;

Lounge/Dining Room

25' 2" x 11' 8" (7.67m x 3.56m) Spacious lounge/dining room with laminate flooring, multi fuel burner, radiator and double glazed window. Space for table and chairs in the dining area.

Office/Children's Playroom

24' 4" x 6' 6" (7.42m x 1.98m) Lighting/power, radiator, double glazed window and door to the front.

Kitchen

11' 7" x 7' 7" (3.53m x 2.31m) A mix of wall and base units, integrated oven/hob and dishwasher. Double glazed windows.

Utility Room

8' 8" x 6' 5" (2.64m x 1.96m) Space for fridge free and tumble dryer.

Bedroom One

16' 9" x 11' 11" (5.11m x 3.63m) Large double bedroom with carpeted floor, built in wardrobes, radiator and double glazed window.

En Suite

Bath, walk in shower, low level W.C., wash hand basin, radiator and windows.

Shower Room

7' 10" x 5' 11" (2.39m x 1.80m) Electric shower, low level W.C., wash hand basin, heated towel rail, frosted double glazed window and space for washing machine.

First Floor Landing

Carpeted stairs, cupboard space and doors leading to;

Bedroom Two

14' 9" x 11' 5" (4.50m x 3.48m) Double bedroom with carpeted floor, radiator and double glazed windows.

Bedroom Three

11' 11" x 11' 7" (3.63m x 3.53m) Double bedroom with carpeted floor, eave storage space, radiator, cupboard with boiler (installed 2021 & annually serviced) and double glazed Velux windows.

Garden

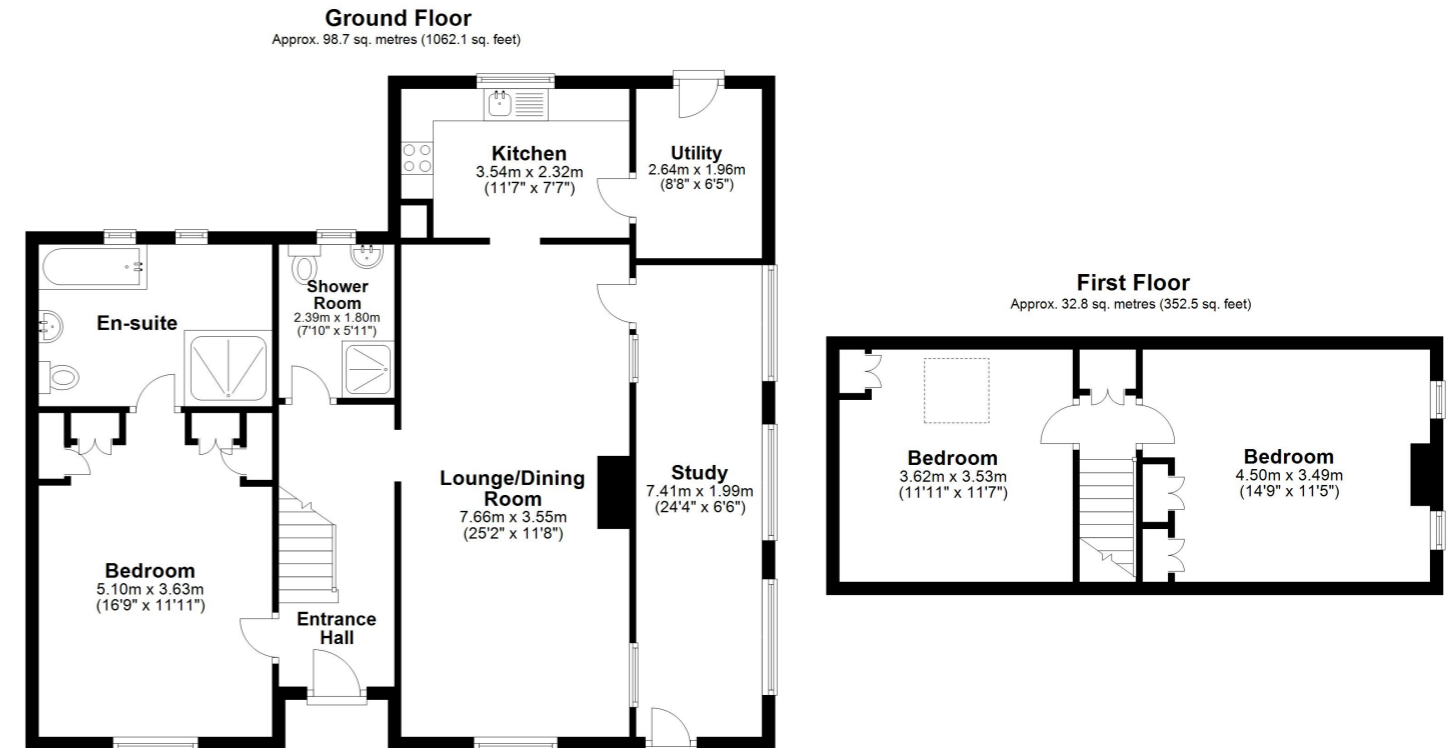
Spacious sunny rear garden - Lawn and paved areas. Greenhouse, large shed and side access.

Parking

Driveway for two cars.

Area Information

Whitfield is one of the more sought after locations in the area and offers an array of amenities, including a local shop and post office, pub, recreation ground, excellent bus routes and business park with Tesco superstore. Access to neighbouring towns and cities can also be accessed by the A20 or even through the scenic Alkham Valley towards Folkestone.



Total area: approx. 131.4 sq. metres (1414.6 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.

