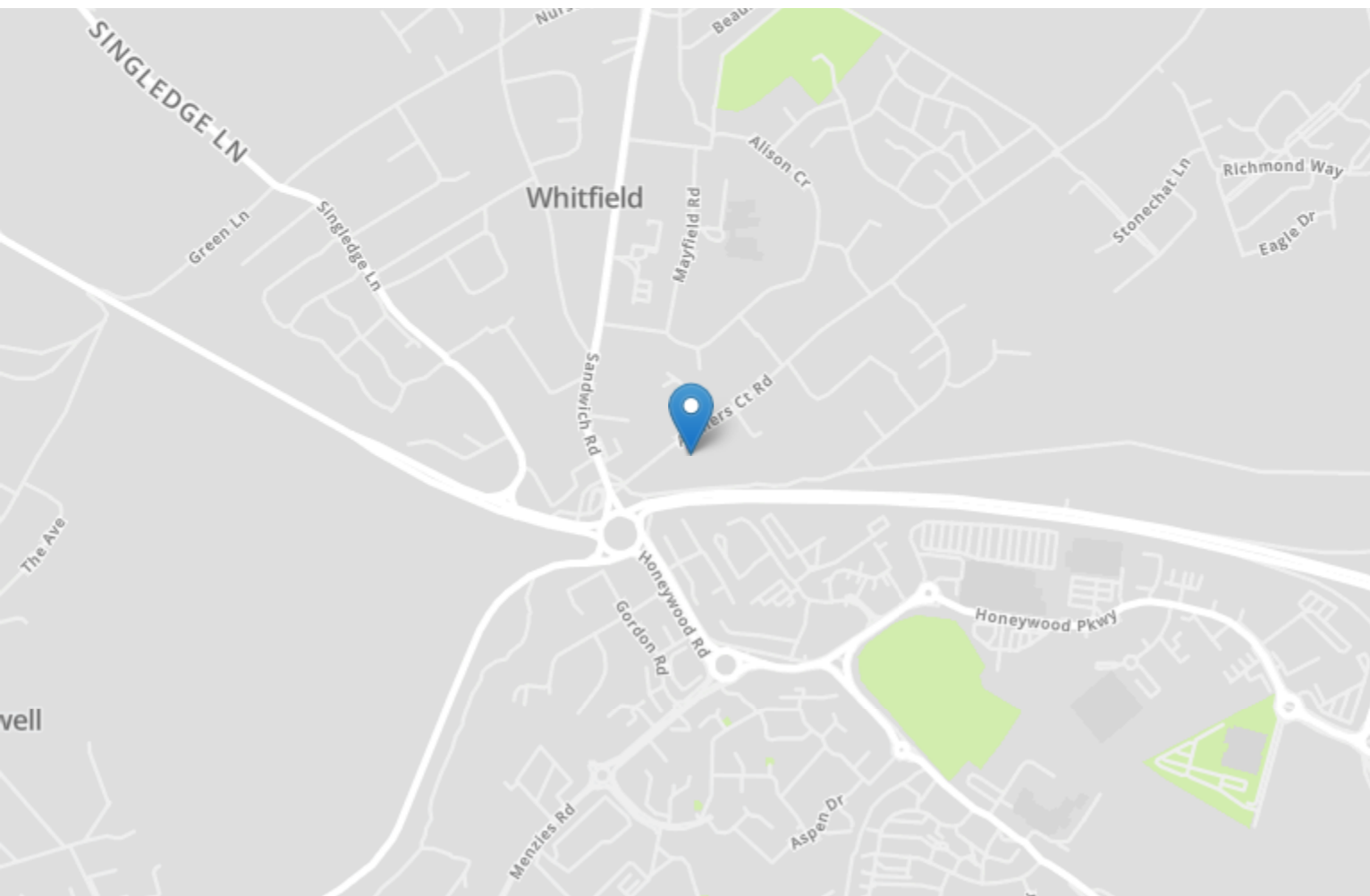


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	70	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



10 Archers Court Road

WHITFIELD, Dover
CT16 3HP

£750,000 FREEHOLD

Draft Details... Guide Price £750,000 - £800,000 | Stunning Extended Six Bedroom Detached House | Gated Entrance with Off-Road Parking for Multiple Vehicles | Two En-Suites | Private Rear Garden... Burnap and Abel are delighted to offer onto the market this beautifully extended six bedroom detached house situated on the popular Archers Court Road, Whitfield. In our opinion the property has been modernised to a very high standard internally and externally and offers five good sized double bedrooms with a sixth bedroom or study, two en-suites, upstairs family bathroom, usable loft space with lighting and power, an open porch and wide hallway, spacious kitchen with separate utility area, two generously sized reception rooms, downstairs W.C., and a bar/games room. Additional benefits include off road parking for multiple vehicles, double glazing throughout, gas central heating, water softener, and a large private rear garden. The house is located in the popular village of Whitfield offering easy access to local schools, shops, restaurants, veterinary clinic and local surgery. Commuting out of the area is also ideal with local bus routes nearby and the A2 just around the corner leading to Canterbury and continuing onwards to London. There is also easy access to Dover Port for those European adventures. For your chance to view, please call Burnap + Abel now on 01304 279107.



Open Porch

A welcoming porch with exterior and interior sensor lights activating upon entry/exit, tiled flooring, radiator and double glazed windows.

Entrance Hallway

Spacious entrance hall with tiled flooring, storage cupboard and radiator. Leading to;

Lounge

7.08m x 4.24m (23'3" x 13'11"). A generously sized bright and airy lounge with double glazed bay window at the rear and double glazed window at the front, dual fuel log burner, carpeted flooring and radiator.

Study/Dining Room

4.34m x 4.24m (14'3" x 13'11"). Currently being used as a second reception room, this is the ideal location for a dining area. With a double glazed bay window, electric fire, tiled wood effect flooring, radiators, and two doorways leading to the kitchen and hallway.

Kitchen

6.19m x 2.83m (20'4" x 9'3"). A large and practical kitchen with a mix of wall and base units housing an integrated tall freezer and cooker hood. There is also space for an American style fridge/freezer and range cooker. Also included are a breakfast bar, sink, under unit lighting, isolation board for appliances, double glazed windows, tiled flooring, radiator and water softener. UPVC rear door leading to garden.

Utility

3.67m x 2.39m (12' x 7'10"). A mix of wall and base units with floor standing under counter Worchester Bosch gas combi boiler, larder, sink, double glazed window and tiled flooring. There is also space for a washing machine, dishwasher and tumble dryer.

Dining Room/Bar

6.08m x 2.59m (19'11" x 8'6"). A good sized room located off the lounge currently used as the dining room and bar with space for a drinks fridge. Ideal for family events, garden parties and barbecues. Fitted with tiled flooring, double glazed window, radiator and UPVC French doors leading to the garden.

Downstairs W.C.

Low level W.C., hand wash basin, double glazed frosted window, radiator and tiled flooring.

Rear Porch

Tiled flooring, double glazed window, radiator. UPVC door leading to garden.

Landing

Wide carpeted stairway and landing, light tunnels in ceiling allowing access for natural light, radiator and double glazed window. Access to loft.

Bedroom One

5.57m x 4.24m (18'3" x 13'11"). Spacious master bedroom with carpeted flooring, bay window and wall mounted tall radiator.

En-Suite

L-shaped bath, low level W.C., wall mounted hand wash basin, heated towel rail, double glazed frosted window, wood effected tiled flooring.

Bedroom Two

4.71m x 4.21m (15'5" x 13'10"). Double bedroom with fitted wardrobes, double glazed bay window, radiator and carpeted flooring.

Bedroom Three

4.59m x 2.85m (15'1" x 9'4"). Double bedroom with fitted wardrobes, double glazed window, radiator and carpeted flooring.

En-Suite

Shower cubical, low level W.C., hand wash basin, double glazed frosted window, radiator, vinyl flooring.

Bedroom Four

2.81m x 2.59m (9'3" x 8'6"). Double Bedroom with carpeted flooring, double glazed window, radiator. Leading to;

Bedroom Five

3.22m x 2.61m (10'7" x 8'7"). Double bedroom with fitted wardrobes, carpeted flooring, double glazed window and radiator.

Bedroom Six/Study

3.99m x 1.43m (13'1" x 4'8"). Single bedroom or handy study with carpeted flooring, radiator and double glazed window.

Family Bathroom

3.11m x 1.81m (10'3" x 5'11"). Corner bath, separate pump operated rainfall shower, wall mounted low level W.C., hand wash basin, vanity wall mirror, wall mounted tall radiator, double glazed frosted window, tiled walls and flooring and shaver socket.

Loft

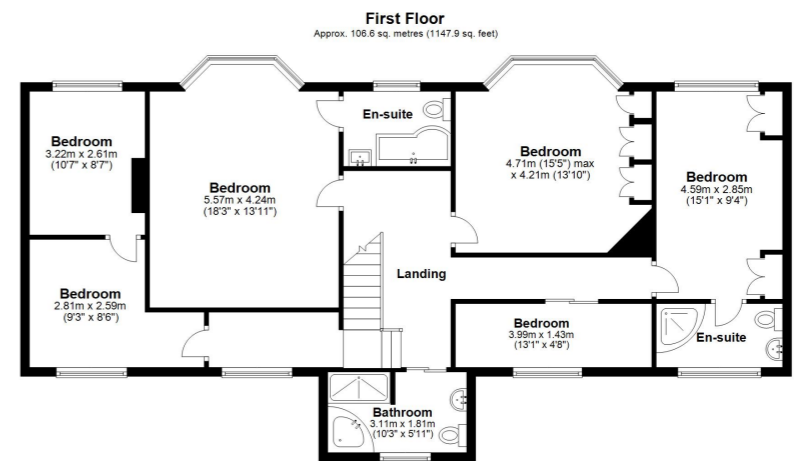
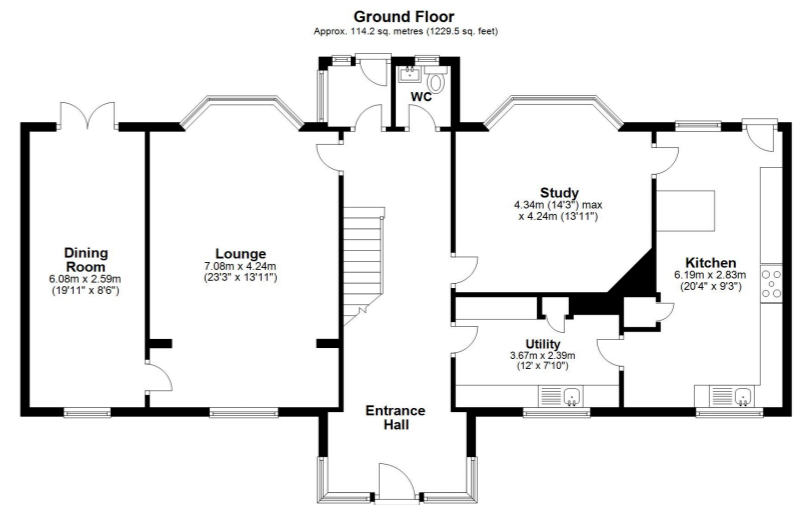
Boarded loft with power, lighting and two Velux windows.

Garden

Large private southerly facing rear garden with patio and turf. Large shed/workshop with lighting and power, green house, vegetable patch and space for hot tub.

Area Information

Whitfield is a popular village conveniently situated for easy access to the coastal port of Dover with its Docks, seafront and regular crossings to the Continent and easy drive via the A2 main dual carriageway to the Cathedral City of Canterbury with its excellent range of shopping, educational and recreational facilities. Dover Priory mainline railway station offers excellent fast speed connections to London St Pancras International.



Total area: approx. 220.9 sq. metres (2377.4 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.

