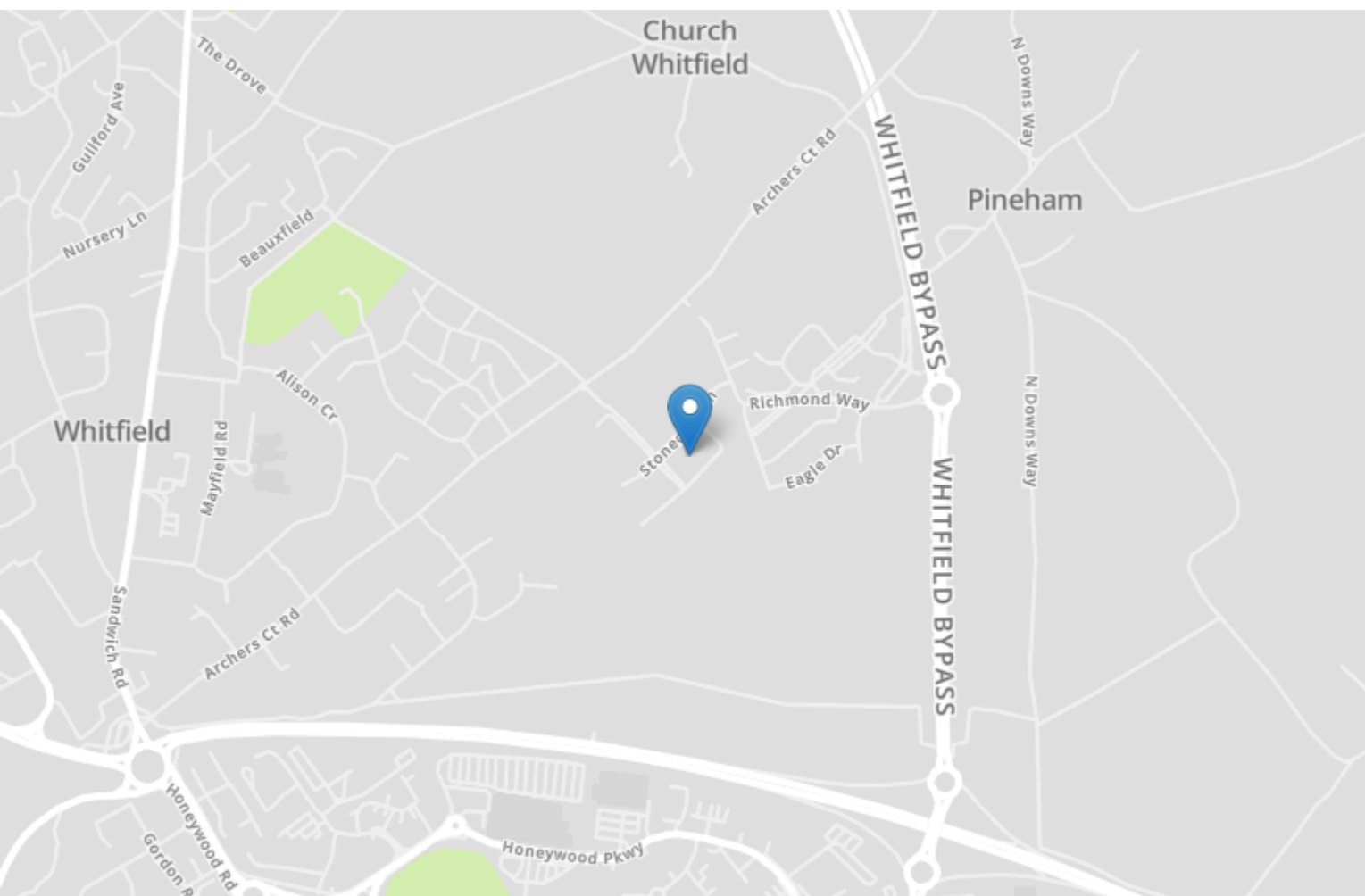


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		94
(81-91) B		
(69-80) C	80	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



7 Skylark Lane

WHITFIELD, Dover
CT16 3QR

£250,000 FREEHOLD

Draft Details...Price Range £250,000 - £260,000 | Fabulous Two Bedroom Detached Coach House | Garage & Parking | En Suite | NHBC Warranty Remaining | Burnap + Abel are delighted to offer onto the market this fabulous two bedroom detached coach house located in the highly sought after Skylark Lane, Richmond Park, Whitfield, Dover. The property is approximately 2 years old and currently has around 8 years remaining on the NHBC warranty. The accommodation boasts a light and airy open plan lounge/kitchen, two double bedrooms and a family bathroom. Additional benefits include a garage with lighting & power, en suite, double glazing and gas central heating. 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

Radiator, carpeted stairs to the first floor, carpeted landing, 2nd radiator, double glazed window, loft hatch and doors leading to;

Open Plane Lounge / Kitchen

17' 10" x 12' 1" (5.44m x 3.68m) A fantastic light and airy open plan lounge/kitchen - The lounge has laminate flooring, radiator and double glazed window. The modern kitchen has integrated oven/hob, washer/dryer, fridge freezer and a dishwasher. Double glazed window.

Bedroom One

12' 11" x 9' 11" (3.94m x 3.02m) A large double bedroom with carpeted floor, radiator and double glazed window.

En Suite

Walk in shower, low level W.C., wash hand basin, radiator and a frosted double glazed window.

Bedroom Two

12' 4" x 8' 4" (3.76m x 2.54m) Double bedroom with carpeted floor, storage cupboard, radiator and double glazed window.

Bathroom

5' 11" x 5' 7" (1.80m x 1.70m) Bath, low level W.C., wash hand basin, radiator and a frosted double glazed window.

Garage

The garage has lighting and power. Storage cupboard with a boiler.

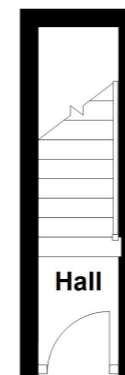
Area Information

Skylark is located on the new and much 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.

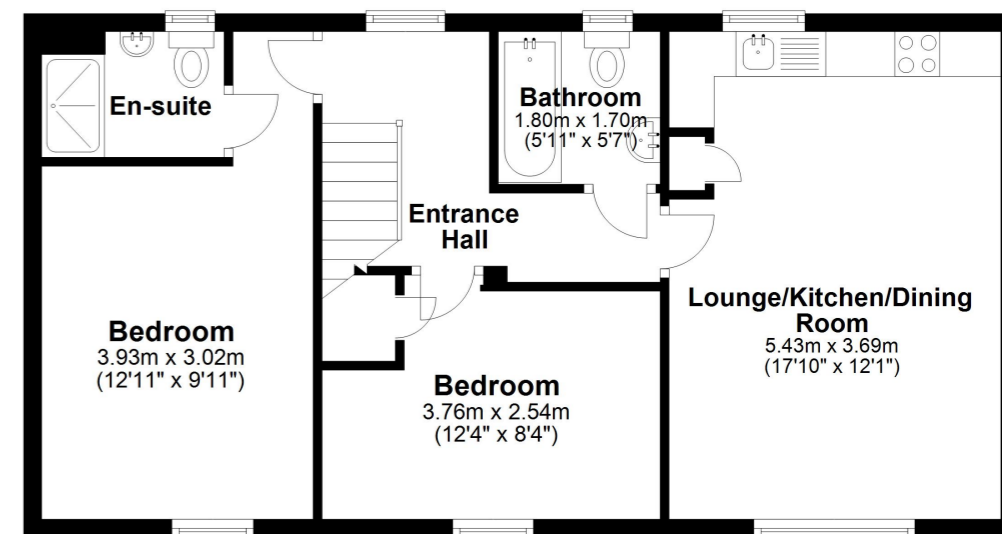
Service Charge

The vendors pay an annual service charge of £232.77.

Ground Floor
Approx. 3.3 sq. metres (35.8 sq. feet)



First Floor
Approx. 57.6 sq. metres (620.0 sq. feet)



Total area: approx. 60.9 sq. metres (655.8 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.

