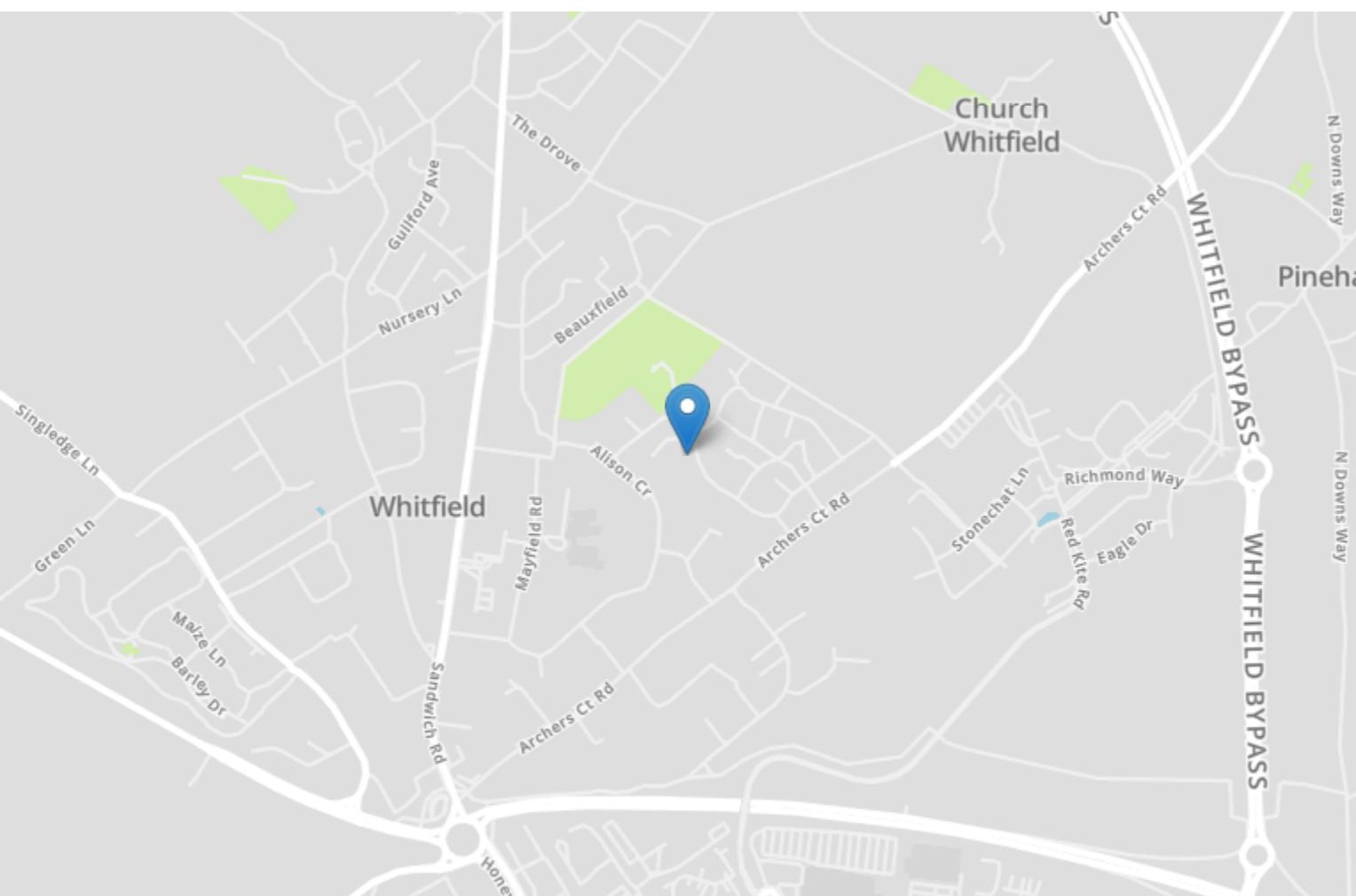


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67 Cranleigh Drive

WHITFIELD, Dover
CT16 3NW

£240,000 FREEHOLD

Draft Details...FOR SALE THORUGH BURNAP + ABEL...Nestled in the highly sought-after village of Whitfield, this fantastic two-bedroom terraced home offers the perfect blend of modern living, convenience, and comfort. Ideally suited to first-time buyers or investors, the property presents a wonderful opportunity to secure a stylish home in a prime residential location. The accommodation boasts a welcoming lounge, leading through to a spacious and modern kitchen-diner – ideal for both everyday living and entertaining. Upstairs, there are two generously sized bedrooms, complemented by a well-appointed family bathroom. Outside, the sunny rear garden provides the perfect space to relax or entertain, while to the rear, a garage and off-road parking ensure both practicality and peace of mind. The home also benefits from double glazing and gas central heating throughout, adding to its appeal. Located in a popular Whitfield setting, the property is close to local amenities, schools, and excellent transport links, making it as convenient as it is desirable. This is a wonderful chance to secure a beautifully presented home in one of Dover's most in-demand villages – early viewing is highly recommended. Call Burnap + Abel on 01304 279107 for access.



Lounge

13' 10" x 10' 10" (4.22m x 3.30m)

Kitchen/Diner

7' 10" x 14' 4" (2.39m x 4.37m)

Bedroom One

11' 7" x 10' 11" (3.53m x 3.33m)

Bedroom Two

10' 0" x 7' 6" (3.05m x 2.29m)

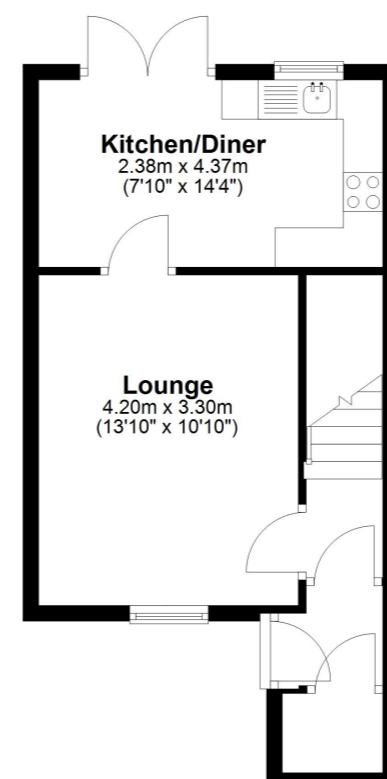
Bathroom

5' 10" x 6' 7" (1.78m x 2.01m)

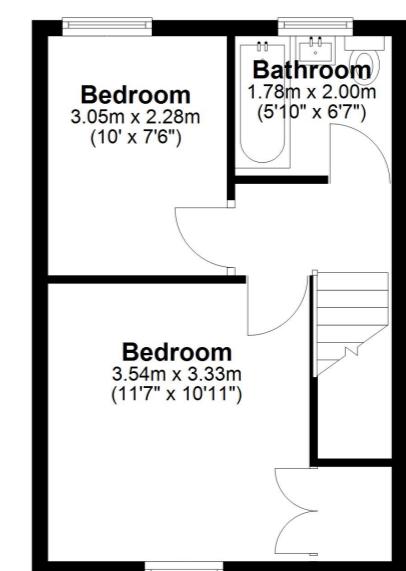
Garden**Garage & Off Street Parking****Area Information**

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.

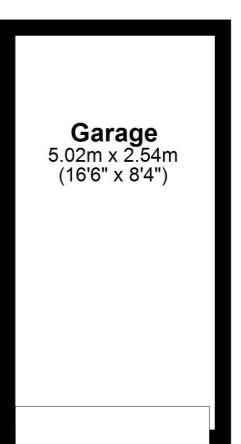
Ground Floor
Approx. 32.0 sq. metres (344.0 sq. feet)



First Floor
Approx. 29.2 sq. metres (314.7 sq. feet)



Ground Floor
Approx. 12.8 sq. metres (137.2 sq. feet)



Total area: approx. 73.9 sq. metres (795.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

