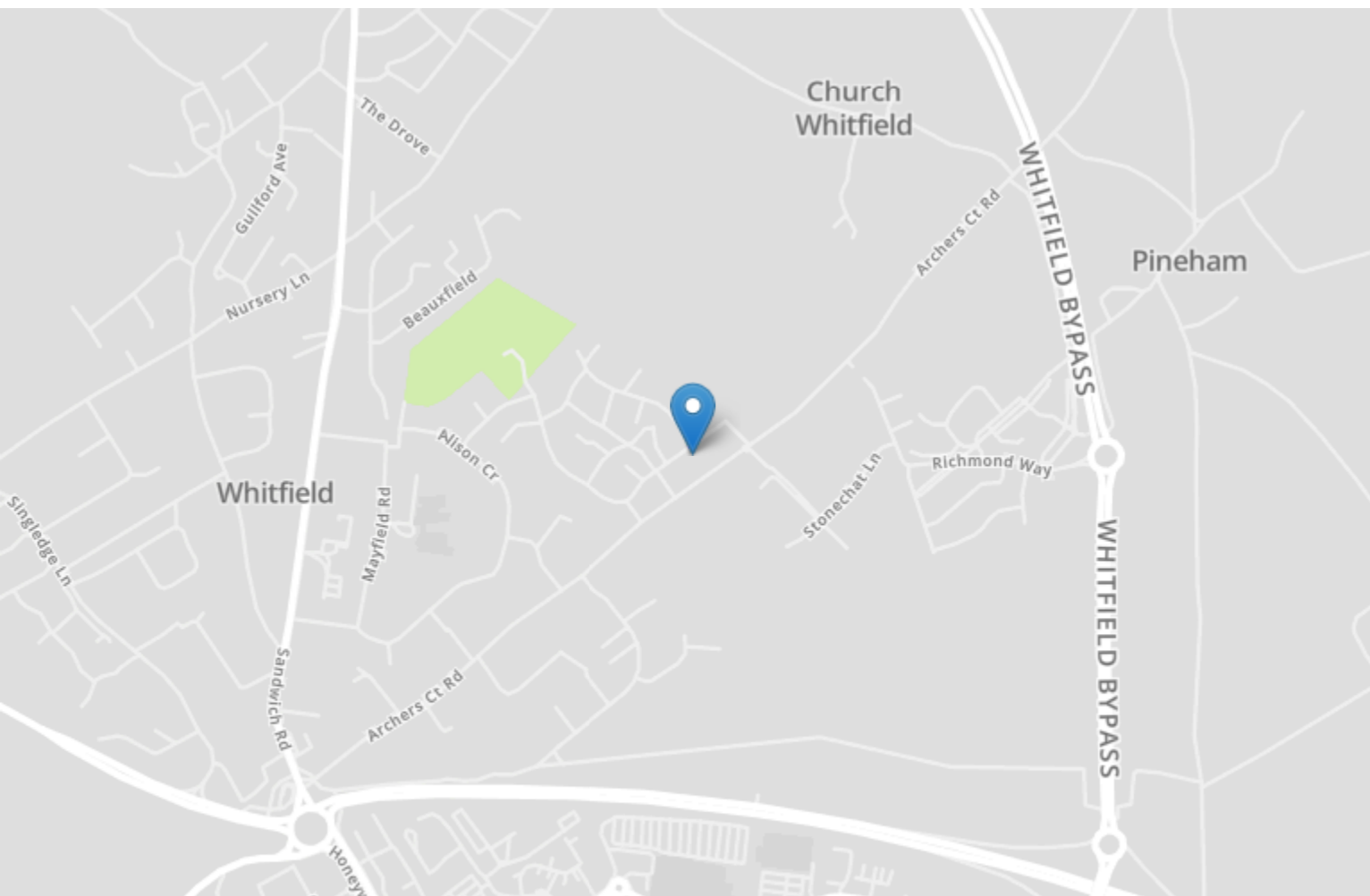


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		85
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



26 Cranleigh Drive

WHITFIELD, Dover
CT16 3NL

£300,000 FREEHOLD

Guide Price £300,000-£325,000 | Beautiful Three Bed Detached House | Modern Double Glazing (Installed 2019 and still in warranty) | Garage with lighting/power & parking to the rear | Ideal For A Growing Family | Conservatory | Burnap + Abel are delighted to offer onto the market this fabulous three bed detached family home located in the highly sought after Cranleigh Drive, Whitfield, Dover. The property is in fantastic condition throughout and the accommodation boasts a spacious lounge/dining room, kitchen, three bedrooms and a modern family bathroom. Additional benefits include a garage and parking at the rear of the property (garage roof replaced in 2023), low maintenance sunny rear garden with side and rear access, conservatory (new windows installed 1st September 2023), modern double glazing and gas central heating (boiler serviced approximately November/December 2022). Cranleigh Drive is situated in the locally known older side of Whitfield. 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 devolvement over the years and there is plenty more still to come with the nearby sports 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

Radiator, under stair storage space, carpeted stairs to the first floor and doors leading to;

Lounge / Dining Room

Spacious lounge/dining room with laminate flooring, electric fire place, radiator and double glazed doors to the garden.

Conservatory

Fantastic addition creating extra living space - New conservatory windows (Installed 1st September 2023), tiled floor, power sockets and radiator.

Kitchen

Modern style kitchen with a mix of wall and base units, space for fridge, freezer wand washing machine. Integrated oven/hob, double glazed window and wall mounted boiler (serviced approximately November/December 2022).

First Floor Landing

Carpeted stairs, carpeted landing, double glazed window, over stairs cupboard and doors leading to;

Bedroom One

Large double bedroom with carpeted floor, built in wardrobes, radiator and double glazed window.

Bedroom Two

Double bedroom with carpeted floor, radiator and double glazed window.

Bedroom Three

Generous size third bedroom with carpeted floor, radiator and double glazed window.

Bathroom

Modern bathroom with low level W.C., bath with overhead shower, wash hand basin, heated towel rail and frosted double glazed window.

Garden

Low maintenance rear garden with side and rear acces.

Garage & Off Street Parking

Garage en bloc at the rear and parking for one car. The garage has lighting/power and the current vendors replaced the roof in 2023.

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. The property is on a main bus route and the nearby Dover Priory mainline railway station offers excellent fast speed connections to London St Pancras International.

