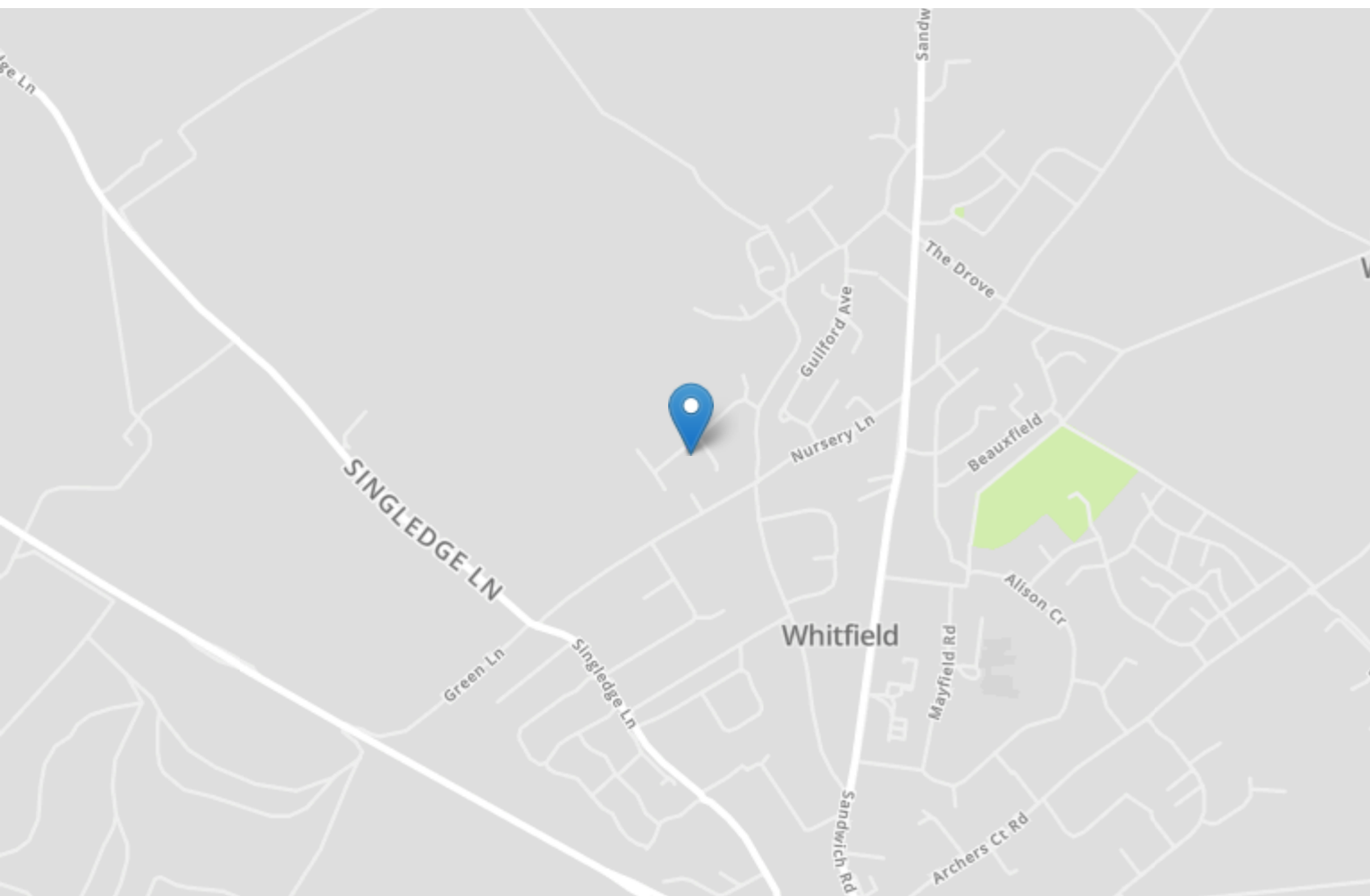


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## 33 Lenacre Avenue

WHITFIELD, Dover  
CT16 3HH

**£425,000 FREEHOLD**

Draft Details...Spacious Garage & Driveway For Two Cars | Beautiful Three Bedroom Detached Bungalow | Large Lounge/Dining Room | Two Toilets | Highly Sought After Whitfield Location | Burnap + Abel are delighted to offer onto the market this fabulous three bedroom detached bungalow located in the highly sought after Lenacre Ave, Whitfield, Dover. The property is a beautiful condition throughout and the accommodation boasts a large light and airy lounge/dining room, spacious kitchen, three bedrooms and a bathroom. Additional benefits include a large garage, driveway for two cars, two toilets, low maintenance rear garden with side access, double glazing and gas central heating. The village of Whitfield is close to the A2/A256 and has numerous amenities including a public house and is within a short distance to a retail park which includes a 24-hour Tesco store, Dover District Leisure Centre which boasts a range of facilities including a swimming pool. The village has two schools, Primary and Secondary, Whitfield and Aspen School (Primary) and Dover Christ Church Academy. For your chance to view call sole agents Burnap + Abel on 01304 279107.



## Porch

## Entrance Hall

Carpeted floor, radiator, cupboard space, loft hatch and doors leading to;

## Lounge / Dining Room

29' 0" x 18' 0" (8.84m x 5.49m) A large open plan lounge/dining room - Ideal when entertaining! The light and airy lounge area has carpeted floor, fire place, double aspect double glazed windows and a radiator. The dining area has space for a dining table and chairs, carpeted floor, radiator and double glazed doors that lead into the garden.

## Kitchen

15' 7" x 8' 6" (4.75m x 2.59m) A lovely spacious kitchen with a mix of wall and base units, integrated oven/grill and hob, fridge freezer and dishwasher. Double glazed window and door to the garden.

## Bedroom One

13' 4" x 12' 6" (4.06m x 3.81m) Double bedroom with carpeted floor, fitted wardrobes, radiator and double glazed window.

## Bedroom Two

12' 4" x 10' 3" (3.76m x 3.12m) Double bedroom with carpeted floor, radiator and double glazed window.

## Bedroom Three

9' 10" x 8' 0" (3.00m x 2.44m) A generous size third bedroom with carpeted floor, radiator and double glazed window.

## Bathroom

8' 8" x 8' 2" (2.64m x 2.49m) Bath, separate shower, low level W.C., wash hand basin, heated towel rail and frosted double glazed window.

## W.C.

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

## Garden

A sunny low maintenance rear garden with side access.

## Garage & Off Street Parking

16' 4" x 8' 4" (4.98m x 2.54m) Spacious garage, lighting/power, space and plumbing for a washing machine. Wall mounted boiler - The vendors have informed us that this is regularly serviced. Internal door into the bungalow.

## Area Information

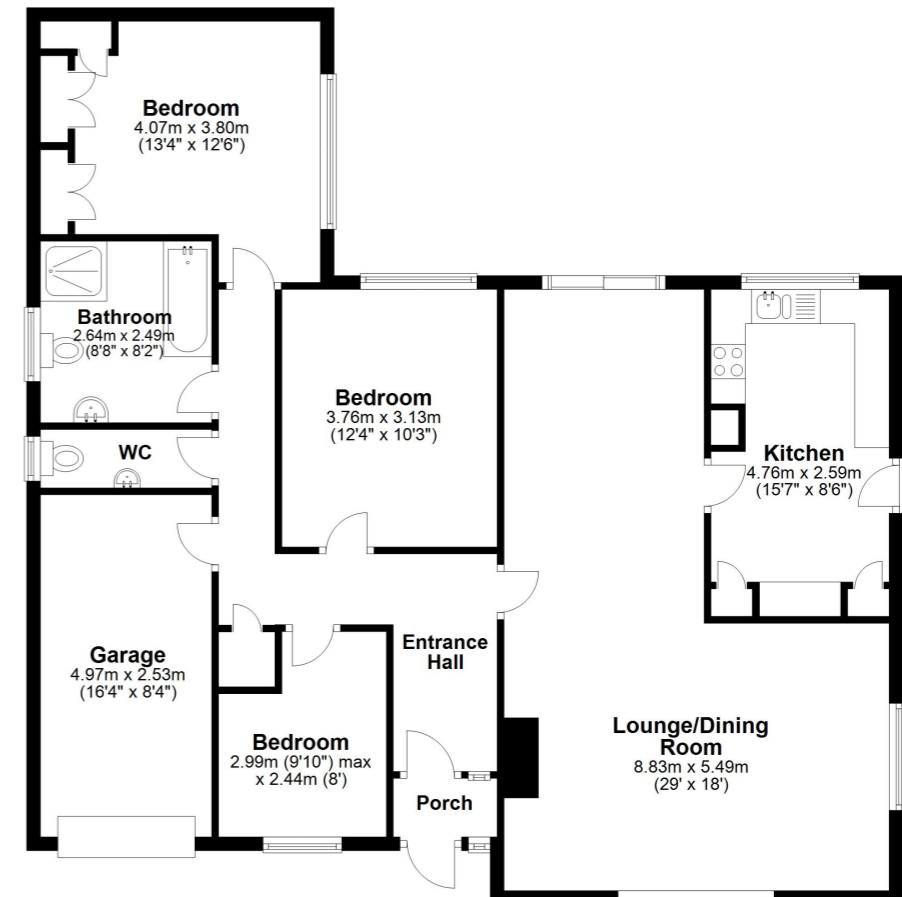
Located in the popular area of Whitfield and within a short walk of the highly rated local school, this fantastic bungalow is ideal for those wishing to put their own stamp on a property.

There is a great range of shops nearby including a Tesco Superstore and several other major retailers, there is also a local shopping area and several food outlets. The property is within easy reach of the

A2 and Kearsney railway station so ideal for commuters.

## Ground Floor

Approx. 118.8 sq. metres (1278.9 sq. feet)



Total area: approx. 118.8 sq. metres (1278.9 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.

