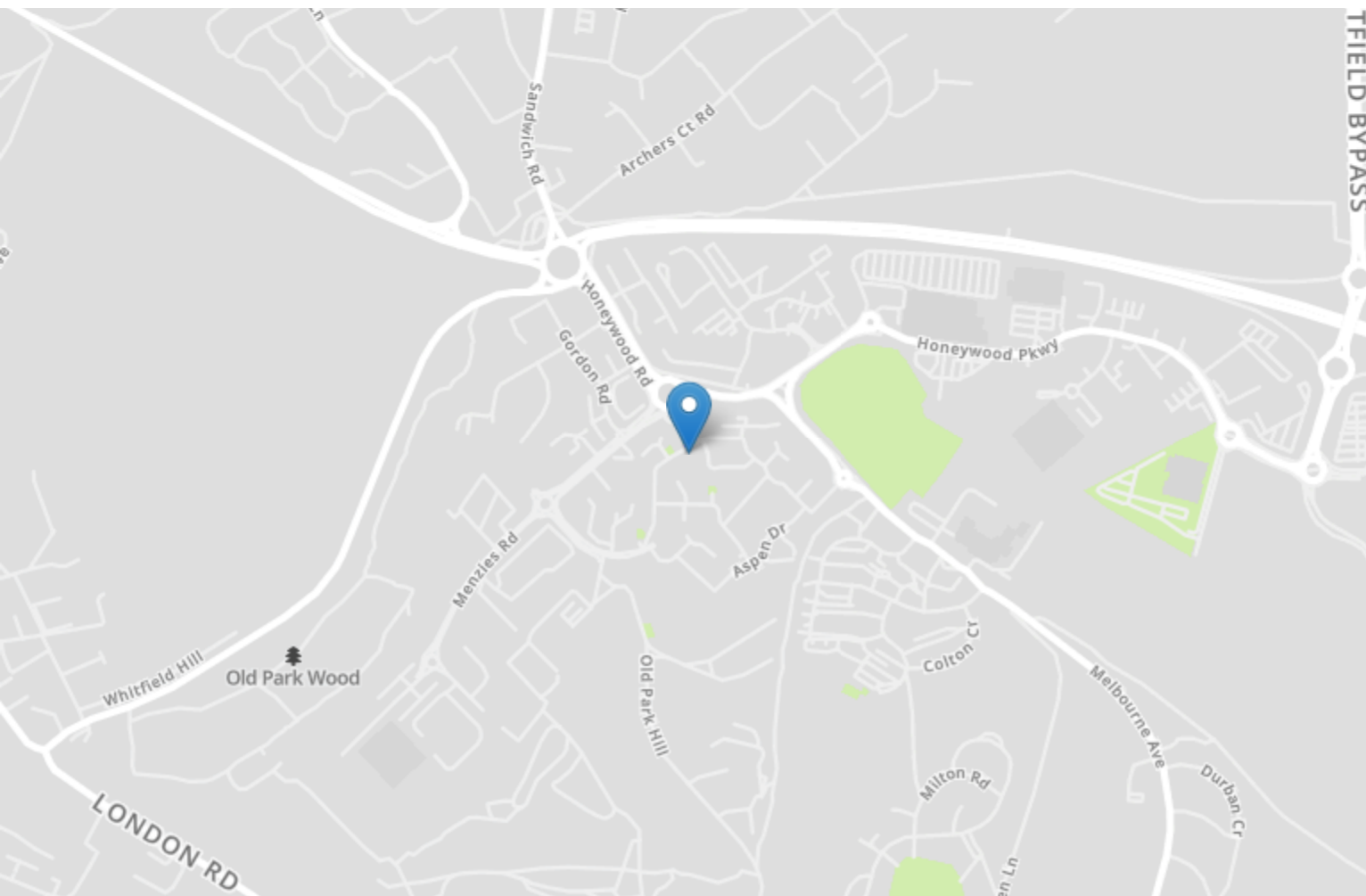


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	79	86
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



45 Ardent Road

WHITFIELD, Dover
CT16 2GP

£410,000 FREEHOLD

Draft Details... Double Garage + Off Street Parking | Large Four Bedroom Detached Family Home | Office | Private Rear Garden | Lounge + Separate Dining Room | Burnap + Abel are delighted to offer onto the market this fabulous four bed detached family home situated in the popular Ardent Road, Whitfield, Dover. The property sits on one of the larger plots in Ardent Road and the accommodation boasts a large lounge, spacious dining room, kitchen, four good size bedrooms and a family bathroom. Additional benefits include a double garage with lighting/power, off street parking, sunny private rear garden, en suite, downstairs W.C., utility room, double glazing and gas central heating. The Archers Court Development is located on the edge of the popular village of Whitfield and is within a short walk to a range of local amenities including a Tesco supermarket, B&Q and further shopping facilities. The property is within the catchment area of some popular primary and secondary schools making this the ideal location to bring up the family. For those looking to commute into London you can access the High Speed Rail Link from Dover Priory station making commuting a viable option. For your chance to view call sole agent Burnap + Abel on 01304 279107.



Entrance Hall

Carpeted floor, radiator, under stair storage cupboard and doors leading to;

Study

8' 5" x 6' 0" (2.57m x 1.83m) Fantastic study room which could also be used a fifth bedroom. Carpeted floor, radiator and double glazed window.

W.C.

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

Lounge

18' 6" x 11' 11" (5.64m x 3.63m) A fantastically large lounge with carpeted floor, radiator and frosted double glazed window.

Dining Room

14' 8" x 11' 7" (4.47m x 3.53m) Spacious dining room with a radiator and double glazed doors to the garden.

Utility Room

7' 5" x 4' 11" (2.26m x 1.50m) Space for washing machine, fridge, wall mounted boiler and door to the garden.

Kitchen

14' 11" x 8' 5" (4.55m x 2.57m) A mix of wall and base units, integrated fridge freezer and oven / hob. Space for dishwasher, table and chairs and double glazed window.

First Floor Landing

Carpeted stairs, carpeted floor, airing cupboard, loft hatch, double glazed window and doors leading to;

Bedroom One

13' 8" x 11' 7" (4.17m x 3.53m) Large double bedroom with carpeted floor, dressing area with built in wardrobes, radiator and double glazed window.

En Suite

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

Bedroom Two

12' 0" x 10' 8" (3.66m x 3.25m) Double bedroom with radiator and double glazed window.

Bedroom Three

10' 5" x 10' 5" (3.17m x 3.17m) Double bedroom with carpeted floor, radiator and double glazed window.

Bedroom Four

10' 6" x 8' 8" (3.20m x 2.64m) A good size fourth bedroom with carpeted floor, radiator and double glazed window.

Bathroom

6' 10" x 6' 4" (2.08m x 1.93m) Bath with shower attachment, low level W.C., wash hand basin and double glazed window.

Garden

A lovely southerly facing rear garden with paved and lawn areas. Fantastic outside space to entertain family and friends with those Summer BBQs. Access to the double garage and side access.

Double Garage + Off Road Parking

18' 4" x 17' 0" (5.59m x 5.18m) A fantastic double garage with lighting/power + off street parking for two cars.

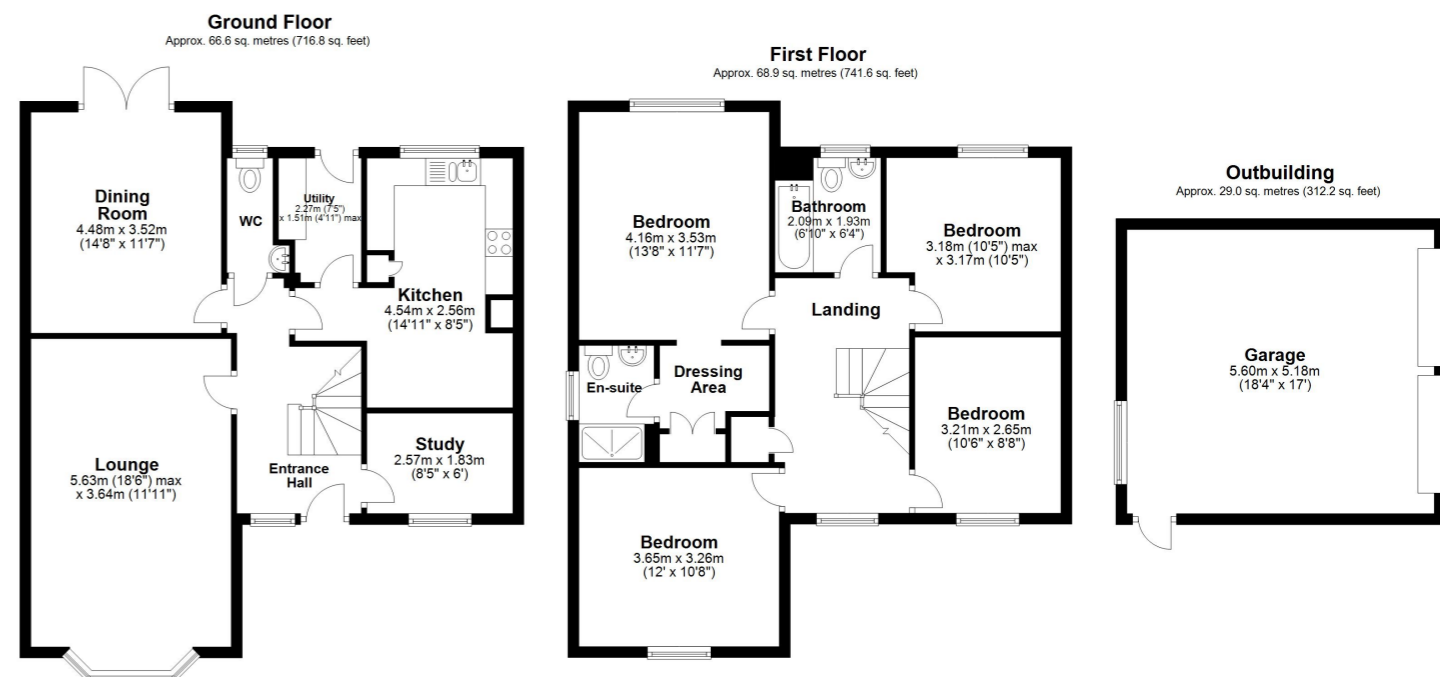
Area Information

The village of Whitfield is positioned on the A2/A256 junction and has numerous amenities including a public house, a Doctor's surgery, vets, cafe, 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.

Service Charge

The vendor has informed us that they pay an annual service charge of £215.



Total area: approx. 164.5 sq. metres (1770.6 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.

