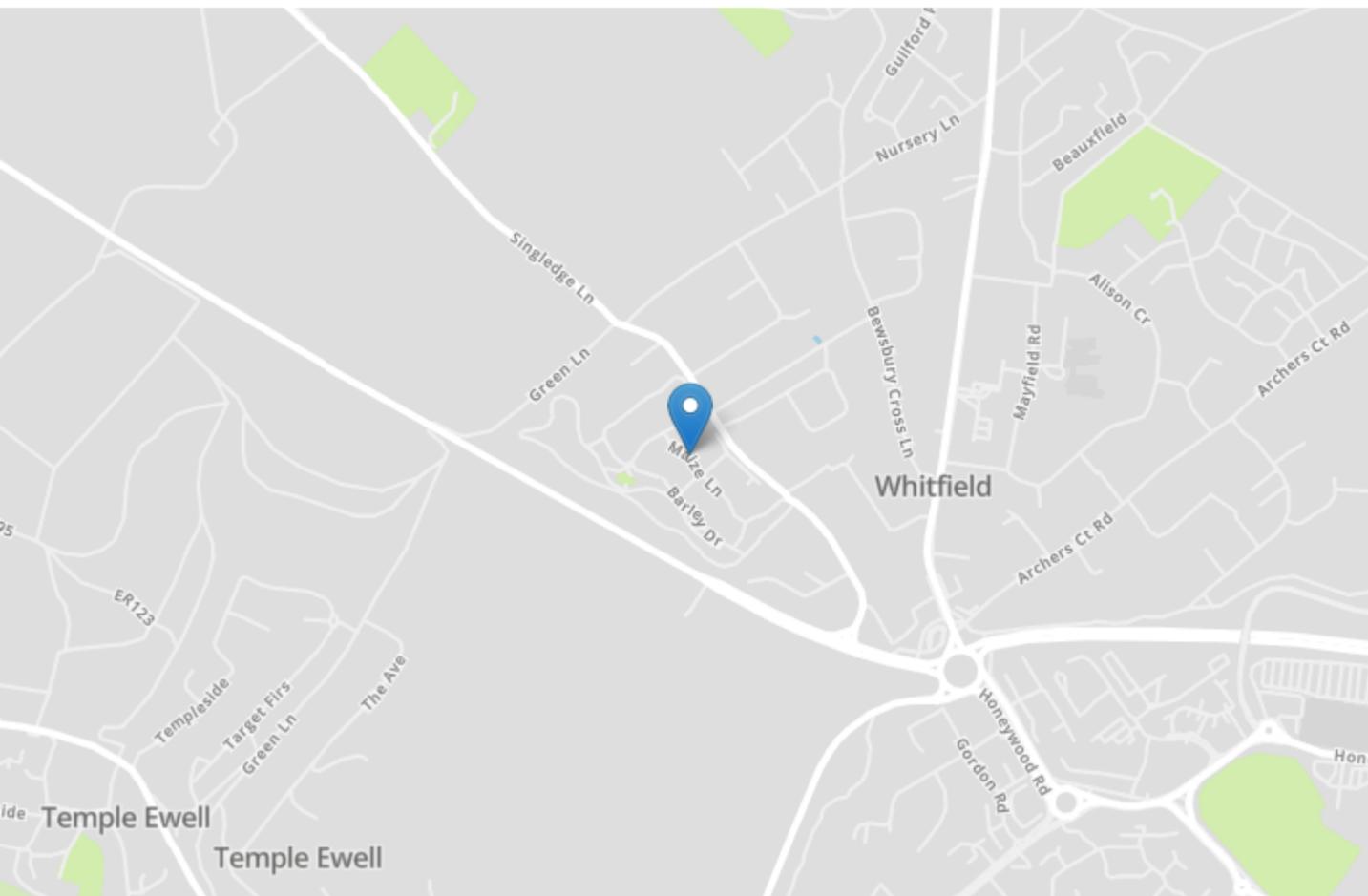


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



28 Maize Lane

WHITFIELD, Dover
CT16 3GQ

£400,000 FREEHOLD

Draft Details...Price Range £400,000 - £410,000 | FOR SALE THROUGH BURNAP + ABEL | A fabulous four-bedroom detached family home located in the highly sought-after Maize Lane in Whitfield, Dover. This well-presented property offers spacious and versatile accommodation, making it an ideal home for growing families. The ground floor comprises a welcoming lounge, a convenient downstairs cloakroom, and a spacious kitchen/diner that provides the perfect space for modern family living and entertaining. To the first floor are four well-proportioned bedrooms, including a principal bedroom with an en-suite shower room, along with a contemporary family bathroom serving the remaining bedrooms. Externally, the property benefits from a generous rear garden complete with a fabulous log cabin, ideal for a home office, gym, or entertaining space. The home also offers a garage and off-street parking. Further benefits include double glazing, gas central heating, the remainder of an NHBC warranty, and the property is offered to the market chain-free, helping to ensure a smooth purchase. For your chance to view call Burnap + Abel on 01304 279107



Utility/W.C.

Lounge

15' 3" x 11' 4" (4.65m x 3.45m)

Kitchen/Diner

21' 0" x 11' 7" (6.40m x 3.53m)

Bedroom One

11' 5" x 10' 10" (3.48m x 3.30m)

En Suite

Bedroom Two

11' 11" x 9' 8" (3.63m x 2.95m)

Bedroom Three

10' 9" x 9' 5" (3.28m x 2.87m)

Bedroom Four

11' 2" x 6' 11" (3.40m x 2.11m)

Bathroom

7' 9" x 4' 11" (2.36m x 1.50m)

Garden

Bar

16' 5" x 9' 10" (5.00m x 3.00m)

Garage & Off Street Parking

23' 4" x 9' 10" (7.11m x 3.00m)

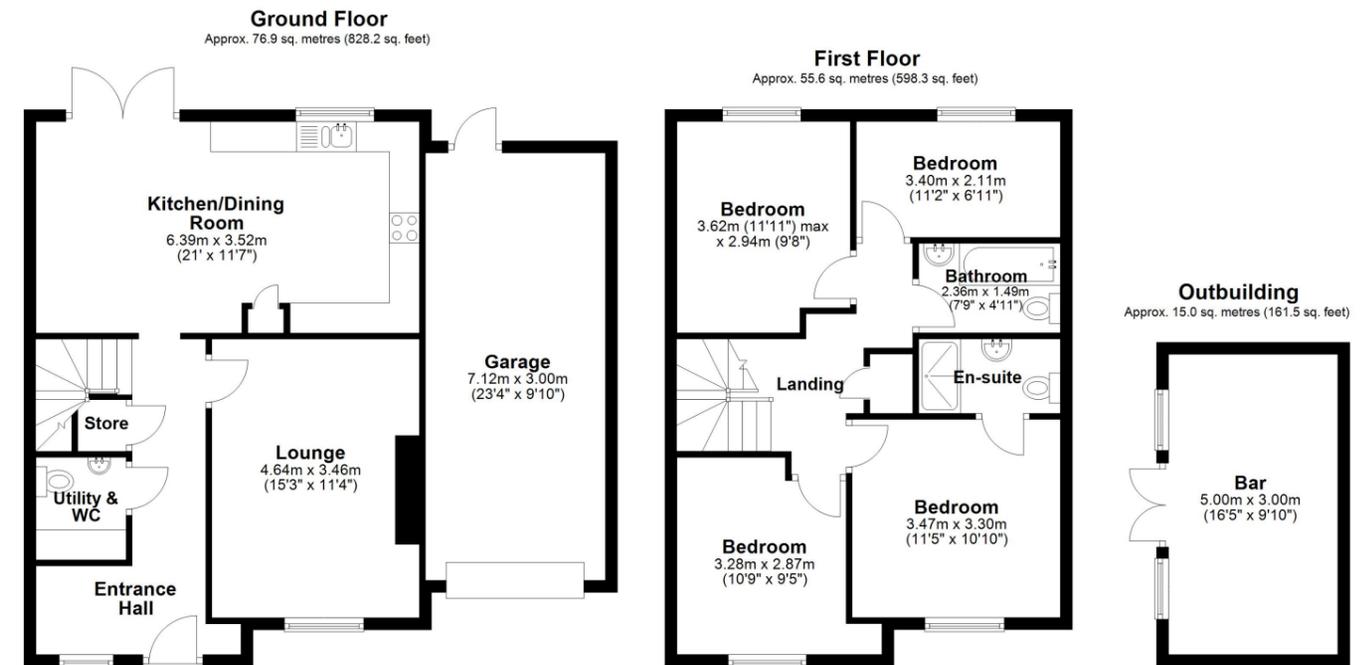
Estate Charge

The vendor has informed us that they pay £275.50 per annum estate charge.

Are Information

Maize Lane forms part of the thriving and highly desirable Whitfield community on the edge of Dover. The village itself offers a wide range of everyday amenities including a village hall, doctor's surgery, vets, Post Office, local café, takeaways, and hairdressing salon, with larger shopping facilities such as Tesco Extra and Budgens just a short distance away. For dining out, residents enjoy a choice of popular restaurants and welcoming pubs, while a brand-new medical centre has recently been approved, further enhancing the village's facilities.

Families are particularly well served by the excellent local schools. Whitfield Aspen School is within walking distance, while Temple Ewell C of E Primary and River Primary School provide further highly regarded options nearby. For older children, there is easy access to Dover Christ Church Academy as well as selective grammar schools such as Dover Grammar School for Girls and St Edmund's Catholic School.



Total area: approx. 147.5 sq. metres (1587.9 sq. feet)

