
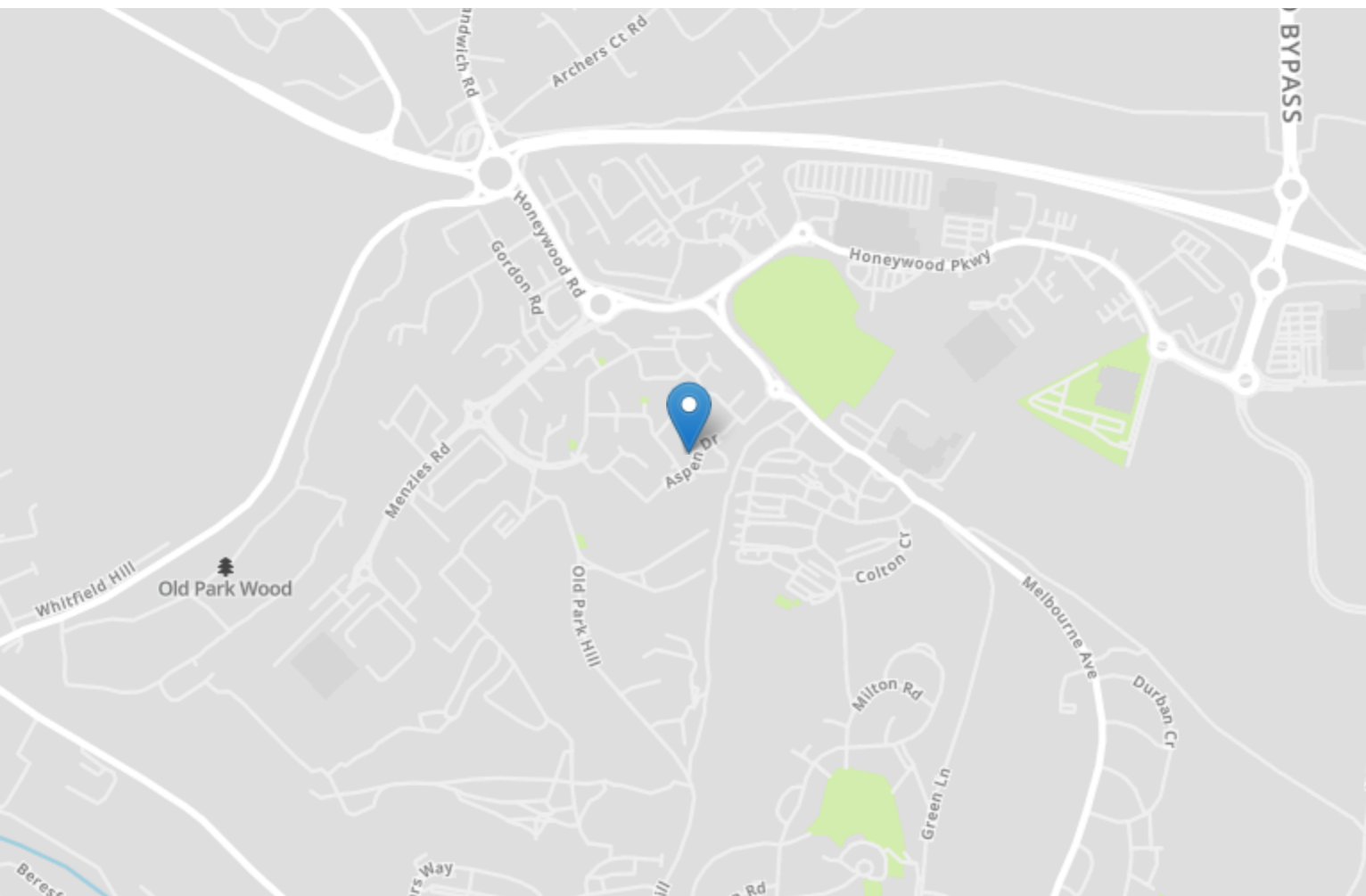


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	91
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 



42 Aspen Drive

WHITFIELD, Dover
CT16 2EX

£300,000 FREEHOLD

Draft Details...Price Range £300,000 - £325,000 | Garage & Off Street Parking For Two Cars | Downstairs W.C. | Garden | Burnap + Abel are delighted to offer onto the market this fabulous three bed semi detached family home located in the popular Aspen Drive, Whitfield, Dover. The accommodation boasts a light and airy lounge, kitchen, three bedrooms and a modern family bathroom. Additional benefits include a spacious garage with lighting/power, off street parking for two cars, sunny private rear garden, downstairs W.C., 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

Laminate floor, radiator, storage cupboard, carpeted stairs to the first floor and doors leading;

W.C.

Low level W.C., wash hand basin, radiator and extractor fan.

Kitchen

8' 8" x 8' 2" (2.64m x 2.49m) A mix of wall and base units, integrated oven/hob, fridge freezer, washing machine, wall mounted boiler. Radiator and double glazed window.

Lounge

15' 4" x 15' 2" (4.67m x 4.62m) Light and airy lounge with laminate floor, under stairs storage cupboard, radiators, double glazed window and door to the garden.

First Floor

Carpeted stairs, carpeted landing, over stair cupboard space, loft hatch and doors leading to;

Bedroom One

12' 4" x 9' 0" (3.76m x 2.74m) Large double bedroom with carpeted floor, sharp fitted wardrobes, radiator and double glazed window.

Bedroom Two

11' 6" x 9' 0" (3.51m x 2.74m) Double bedroom with carpeted floor, fitted sharp wardrobes, radiator and double glazed window.

Bedroom Three

8' 0" x 6' 1" (2.44m x 1.85m) Carpeted floor, fitted sharp wardrobes, radiator and double glazed window.

Bathroom

6' 7" x 5' 7" (2.01m x 1.70m) Modern bathroom with low level W.C., wash hand basin, bath with overhead shower, heated towel rail and frosted double glazed window.

Garden

Sunny private rear garden with paved and lawn areas. Access to the garage.

Garage & Off Street Parking

19' 0" x 9' 7" (5.79m x 2.92m) Spacious garage with lighting and power, Eave storage space and space for a tumble dryer. Off Street Parking for two cars.

Service Charge

The vendors have informed us that they pay £27.46 pcm service charge.

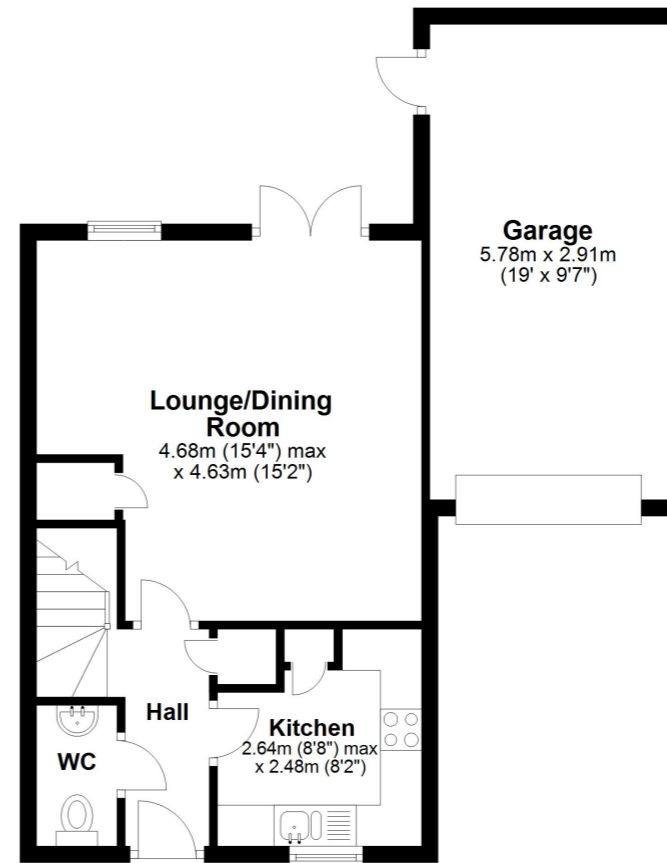
Area Information

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.

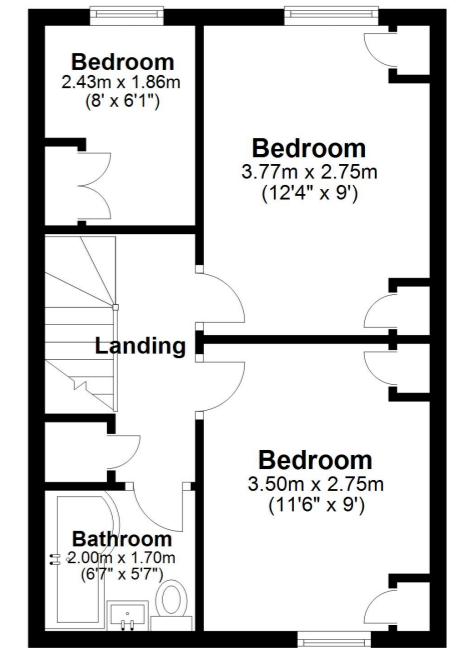
Ground Floor

Approx. 51.7 sq. metres (556.0 sq. feet)



First Floor

Approx. 34.8 sq. metres (374.1 sq. feet)



Total area: approx. 86.4 sq. metres (930.1 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.

