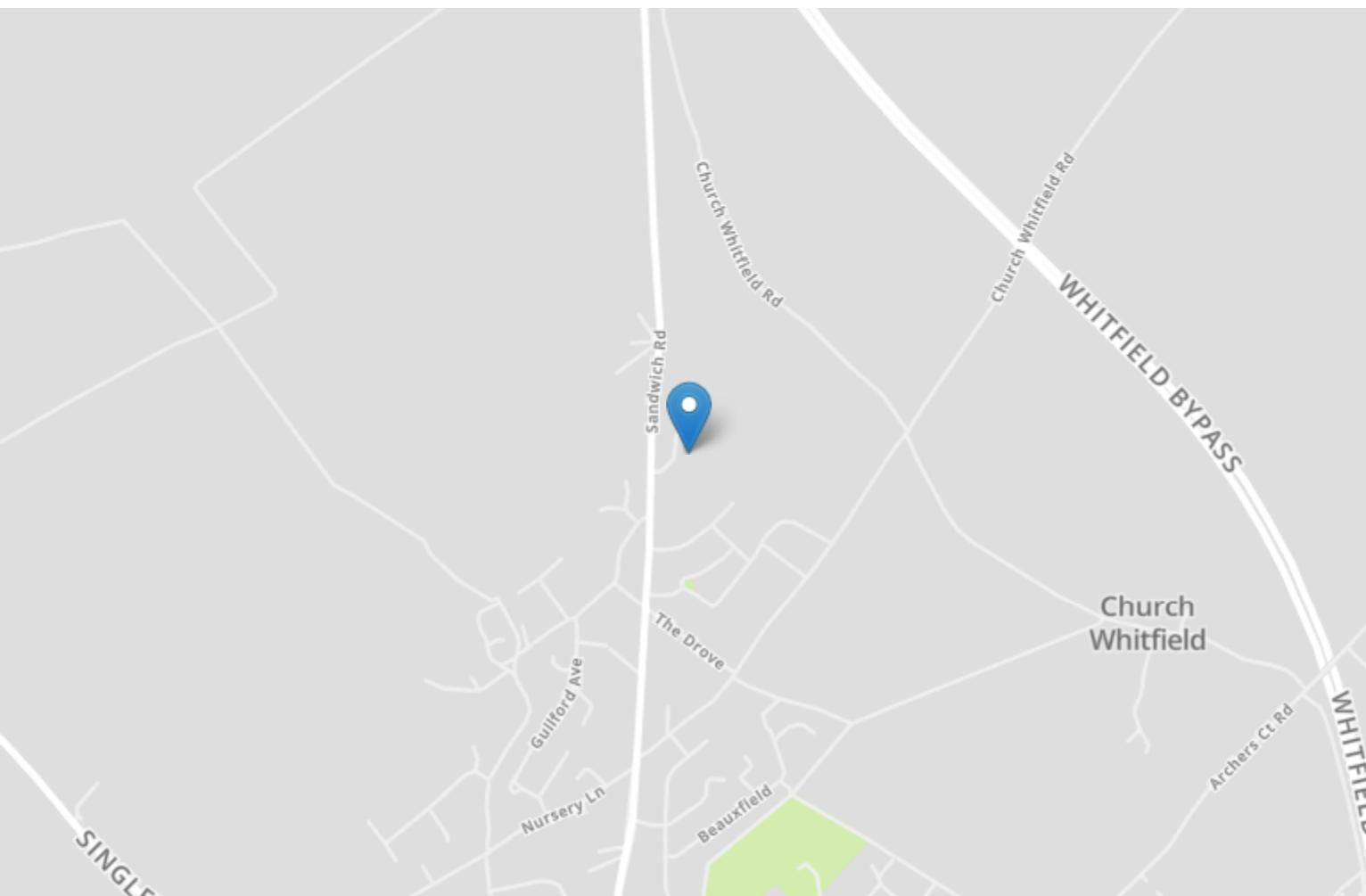


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	85	90
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## 4 Lynwood Green Sandwich Road

WHITFIELD, Dover  
CT16 3PZ

**£600,000 FREEHOLD**

Draft Details...No Onward Chain | Fabulous Four/Five Bedroom Detached House | Highly Sought After Development | Garage & Off Street Parking For Multiple Vehicles | Downstairs W.C. | Burnap + Abel are delighted to offer onto the market this fabulous four/five bedroom detached house located in a stunning 14 home development designed by renowned architects Clague and built by Roma Homes. The property is ideal for families and the accommodation boasts an impressive double ceiling height entrance hallway with a large double glazed picture window, bright lounge area with log burner, modern open plan kitchen/diner with island, four double bedrooms and a family bathroom. Additional benefits include a spacious garage and driveway for multiple vehicles, wrap around rear garden, study that could also be used as a fifth bedroom, en suite to master, downstairs W.C., utility room, double glazing, gas central heating and NO ONWARD CHAIN. 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. Dover Priory mainline railway station offers excellent fast speed connections to London St Pancras International. For your chance to view call Burnap + Abel on 01304 279107.



## Entrance Hall

An impressive double ceiling height entrance hallway with a large double glazed picture window, stairs rising to the first floor, wood flooring and doors leading to;

## W.C.

Modern two piece suite comprising; a low level WC, wash basin radiator and frosted double glazed window.

## Study/Bedroom Five

12' 8" x 8' 2" (3.86m x 2.49m) Spacious study area that could also be used as a spare bedroom. Double aspect double glazed window, radiator and wood flooring.

## Lounge

17' 0" x 15' 1" (5.18m x 4.60m) A bright and spacious room with double glazed sliding doors opening to the rear garden, ample space for a range of furniture, a feature fireplace surround with exposed brick inset housing a log burner, wood flooring and doors to the garden.

## Kitchen/Diner

20' 5" x 15' 1" (6.22m x 4.60m) Fitted with a range of modern wall and base units featuring a large central island with complementing worktops incorporating a stainless steel mixer tap sink unit and a fusion induction hob, high spec integrated appliances including, oven, microwave, dishwasher & fridge freezer, ample space for a range of dining furniture, a double glazed window and double glazed French doors opening to the rear garden.

## Utility

7' 7" x 7' 3" (2.31m x 2.21m) Space & plumbing for additional appliances with worktops over and tiled flooring. Wall mounted boiler and access to the garage.

## First Floor

Stunning gallery landing benefitting from light through the large picture window to the front aspect and the Velux windows, with oak and glass balustrades, fitted carpet and doors leading to;

## Bedroom One

20' 2" x 10' 0" (6.15m x 3.05m) Large master bedroom with dual aspect double glazed windows to the front and rear, dressing area, carpeted floor and radiator.

## En Suite

Modern three piece suite comprising; a double walk in shower shower, vanity wash basin and a low level WC. Fully tiled and a full length frosted double glazed window.

## Bedroom Two

17' 7" x 9' 10" (5.36m x 3.00m) Double bedroom with carpeted floor, radiator and double aspect double glazed windows.

## Bedroom Three

13' 8" x 13' 3" (4.17m x 4.04m) Double bedroom with carpeted floor, radiator and double glazed window.

## Bedroom Four

12' 5" x 9' 9" (3.78m x 2.97m) Double bedroom with carpeted floor, radiator and double glazed window.

## Bathroom

9' 7" x 7' 8" (2.92m x 2.34m) Modern four piece suite comprising; a bath tub, walk in shower enclosure, vanity wash basin , a low level WC, heated towel rail and tiled floor.

## Garden

Boasting a generous size rear and side garden with lawn, patio and decked areas. External power sockets and tap.

## Garage & Off Street Parking

20' 3" x 9' 7" (6.17m x 2.92m) Spacious garage with lighting, power and door to the garden. Off street parking for multiple vehicles.

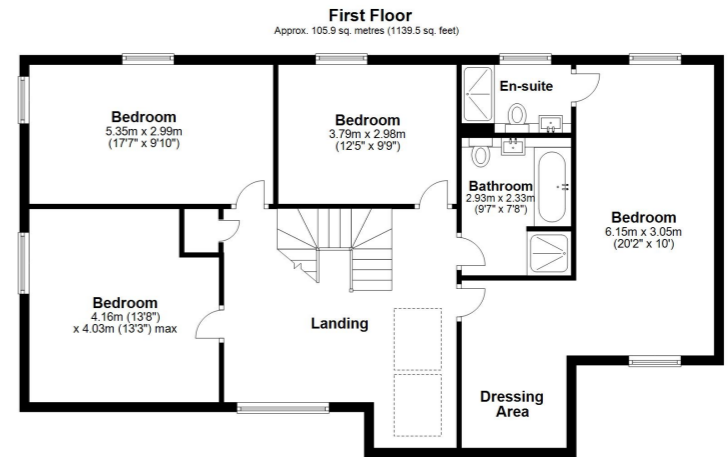
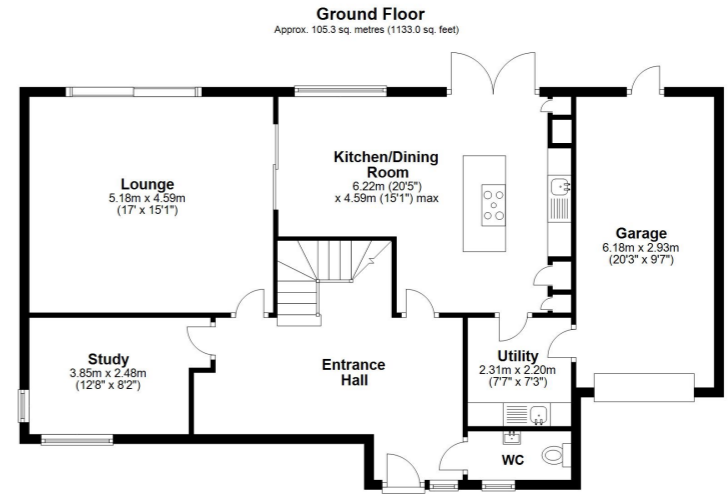
## Service Charge

The vendors have informed us that there is an annual Service Charge of £633.57.

## 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, café, 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.



Total area: approx. 211.1 sq. metres (2272.5 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.

