

## 32 Arable Drive

WHITFIELD, Dover  
CT16 3FE

**£400,000 FREEHOLD**

Draft Details...FOR SALE WITH BURNAP + ABEL... Offers Over £400,000... Burnap + Abel are delighted to offer onto the market this fabulous four bedroom detached family home located in the prestigious Bowman's Place development on the edge of Whitfield. The property is within easy reach of a range of local amenities and some highly rated and popular primary, secondary and grammar schools. The accommodation boasts a good size lounge, beautiful open plan lounge/diner making this an ideal space to entertain family and friends, four bedrooms and a modern family bathroom. Additional benefits include a spacious garage and off road parking, fantastic sunny garden with bar measuring 14' 5" x 11' 1" (4.39m x 3.38m), utility/study, downstairs cloakroom, modern en suite to master bedroom, double glazing, gas central heating and NHBC guarantee remaining. For your chance to view call sole agents Burnap + Abel on 01304 279107. 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

Lounge

10' 11" x 10' 6" (3.33m x 3.20m)

Kitchen

12' 11" x 9' 3" (3.94m x 2.82m)

Dining Room

16' 1" x 10' 10" (4.90m x 3.30m)

Study/Utilty

6' 5" x 5' 7" (1.96m x 1.70m)

W.C.

Bedroom One

11' 4" x 10' 10" (3.45m x 3.30m)

En Suite

Bedroom Two

10' 4" x 9' 5" (3.15m x 2.87m)

Bedroom Three

9' 10" x 9' 2" (3.00m x 2.79m)

Bedroom Four

11' 1" x 6' 11" (3.38m x 2.11m)

Bathroom

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

Garden

Bar

14' 5" x 11' 1" (4.39m x 3.38m)

Garage & Off Street Parking

15' 11" x 8' 1" (4.85m x 2.46m) The property has a spacious garage and off street parking for two cars.

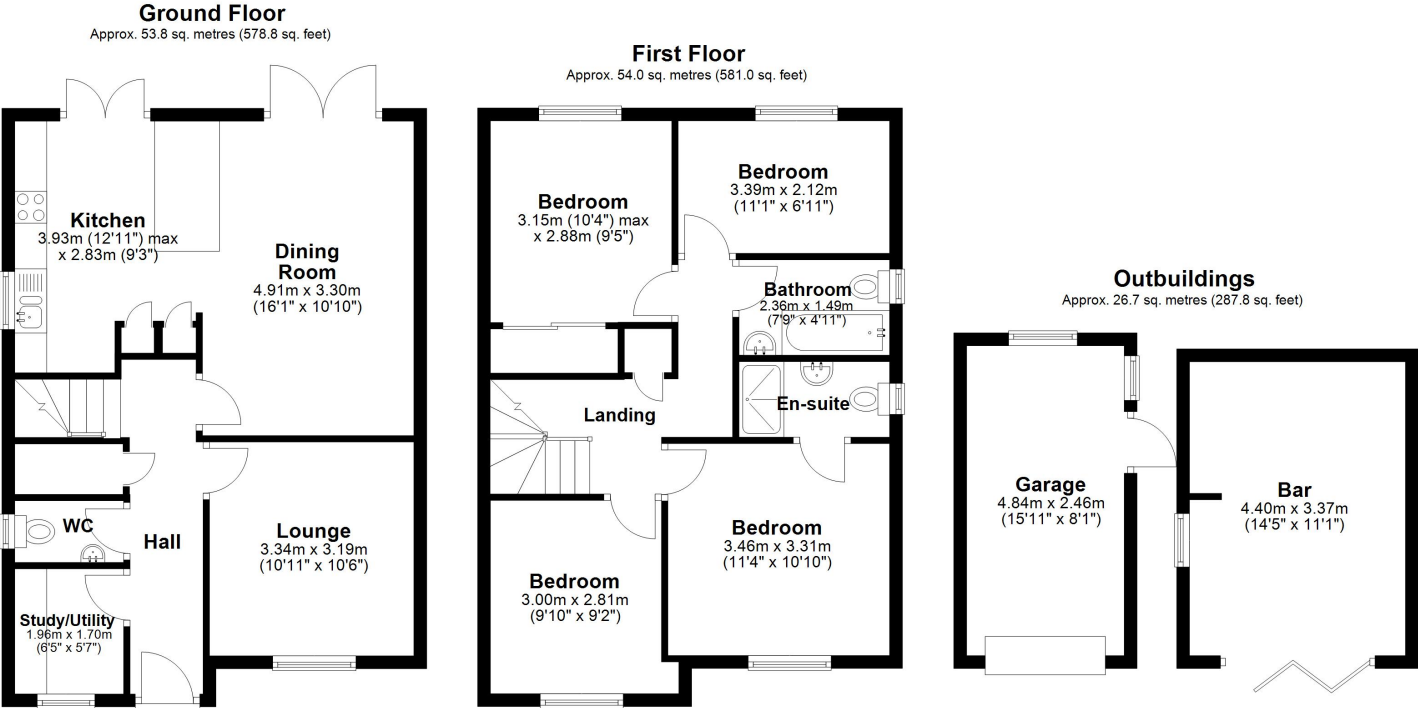
Estate Charge

Estate charge - £17 Pcm

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. 134.5 sq. metres (1447.5 sq. feet)

