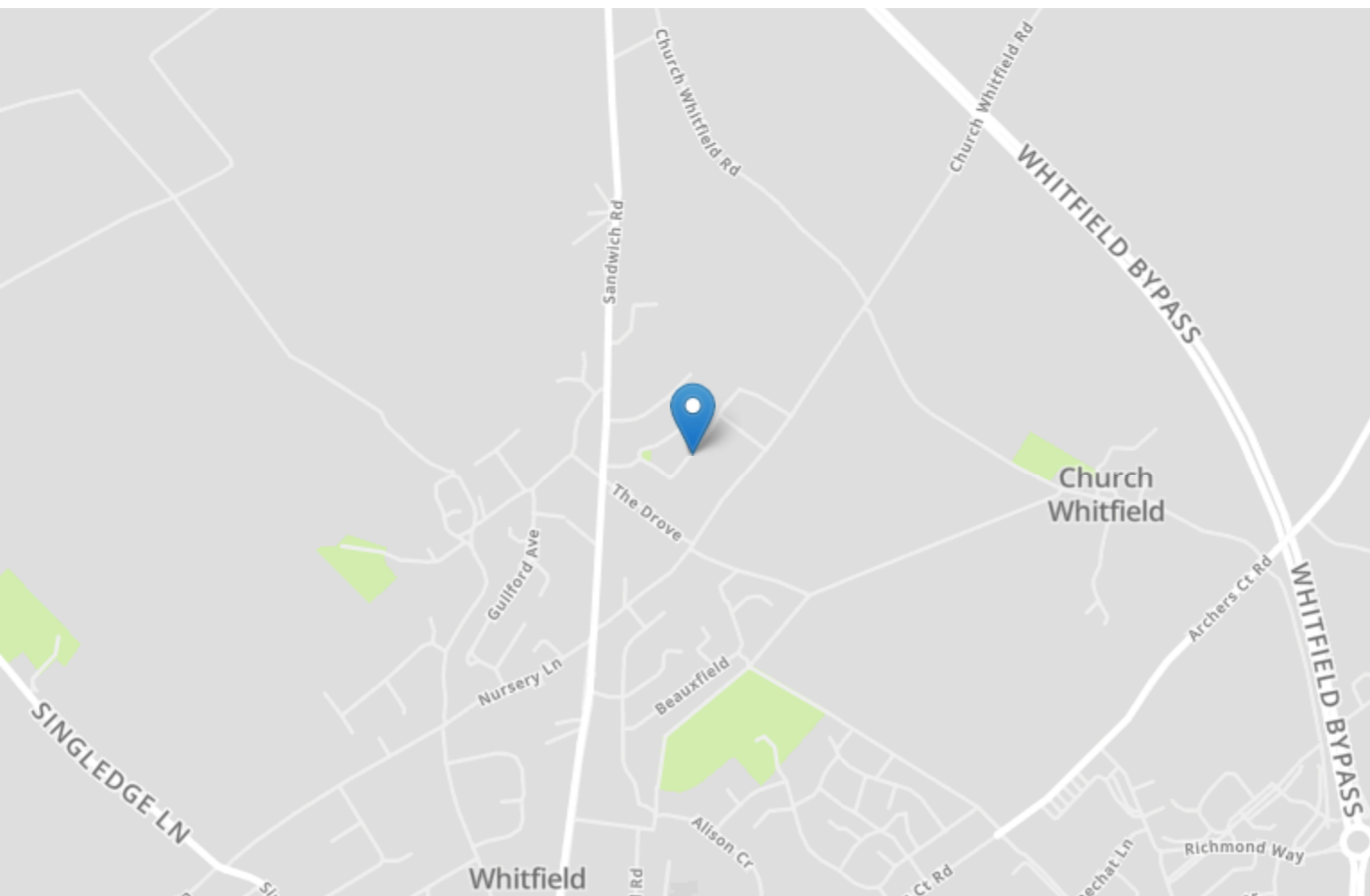


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



48 arable drive

WHITFIELD,
CT16 3FE

£325,000 FREEHOLD

Draft Details...Price Range £325,000 To £350,000 | Stunning Three Bed Semi Detached Family Home | NHBC Guarantee Remaining | Off Road Parking for Multiple Vehicles | En Suite To Master | Downstairs Cloakroom | Private sunny Rear Garden With Side Access | Burnap + Abel are delighted to offer onto the market this fantastic three bedroom semi 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, kitchen/diner, three bedrooms and a family bathroom. Additional benefits include off road parking for multiple vehicles, downstairs cloakroom, En Suite to master bedroom, double glazing, gas central heating, NHBC guarantee and a spacious sunny rear garden which also offers side access. 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



Entrance Hall

Carpeted floor, radiator, double glazed window, understairs cupboard, carpeted stairs to the first floor and doors leading to;

W.C.

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

Kitchen/Dining Room

16' 10" x 11' 0" (5.13m x 3.35m) A mix of wall and base units, integrated fridge freezer, oven/hob, washing machine and dishwasher. Double glazed windows and cupboard with wall mounted boiler. The dining area has space for a table and chairs, radiator and double glazed doors to the garden.

Lounge

17' 8" x 10' 4" (5.38m x 3.15m) Spacious lounge with carpeted floor, radiator and double glazed window.

First Floor Landing

Carpeted lading, radiator, loft hatch, airing cupboard, over stairs cupboard and doors leading to;

Bedroom One

14' 3" x 9' 11" (4.34m x 3.02m) Double bedroom with carpeted floor, radiator and double glazed window.

En Suite

Low level W.C., shower, wash hand basin and heated towel rail.

Bedroom Two

11' 0" x 9' 11" (3.35m x 3.02m) Double bedroom with radiator and double glazed window.

Bedroom Three

10' 8" x 6' 8" (3.25m x 2.03m) A generous size third bedroom with carpeted floor, radiator and double glazed window.

Bathroom

6' 7" x 6' 1" (2.01m x 1.85m) Bath with shower attachment, low level W.C., wash hand basin, heated towel rail and frosted double glazed window.

Garden

A spacious and private rear garden with paved and lawn areas. Side access.

Parking

To the side of the residence there is a long drive leading to a car barn ensuring ample parking for all of the family.

Service Charge

The vendor has informed us that there is an annual service charge of £170 per annum (paid over 10 months).

Tersons are the managing agents.

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.

